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This report is an automated desktop intelligence pack compiled under OGL v3.0 and is **NOT a RICS Structural Survey, Property Valuation, or Legal Title Investigation**. It is designed solely as an initial research guide using public data (HM Land Registry, MHCLG EPC Register, Environment Agency, and Police.uk). Buyers must instruct a qualified RICS surveyor and legal conveyance practitioner prior to exchange of contracts.

Property Intelligence Report

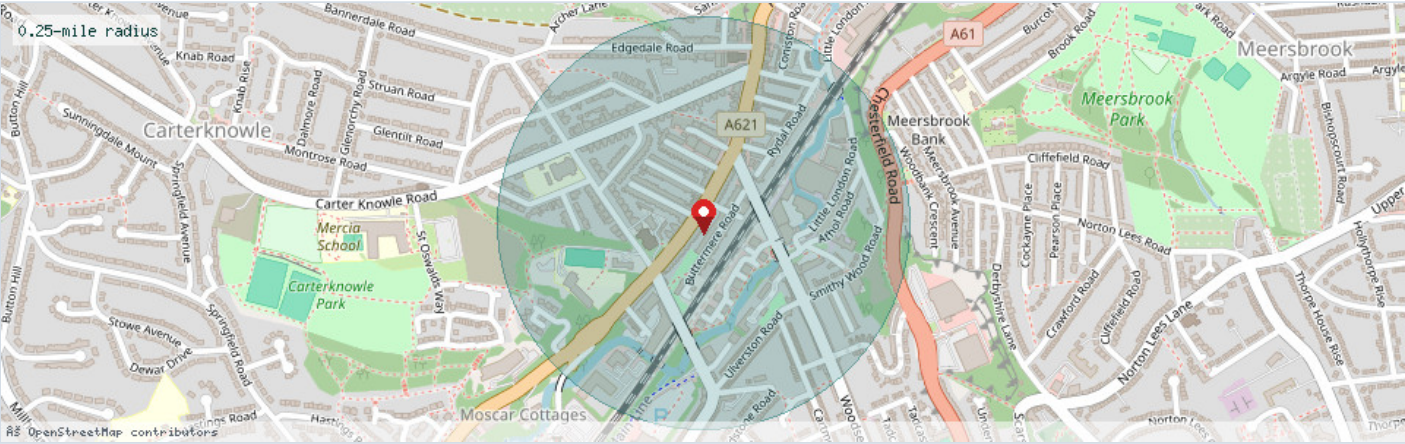
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/f4ac9b54-5989-4ea3-94e0-4b5d911b1bab>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	845 Abbeydale Road, S7 2BH
POSTCODE	S7 2BH
PROPERTY TYPE	Mid-terrace house
REPORT ID	019fd592-406c-7228-a2f2-9ea0f316d437
GENERATED	06 September 2026 at 16:41
LOCAL AUTHORITY	Sheffield

Property location map



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

LAST SOLD PRICE £261,500 19 Dec 2025	COUNCIL TAX BAND A Sheffield	EPC RATING D Potential C	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
2	£204,500	10 Jan 2025	£261,500

DATE	TYPE	TENURE	PRICE	ADDRESS
10 Jan 2025	Terraced	Leasehold	£147,500	845 ABBEYDALE ROAD
19 Dec 2025	Terraced	Leasehold	£261,500	845 ABBEYDALE ROAD

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
301 ABBEYDALE ROAD S7 1FJ	0.00	Terraced	Freehold	£250,000	16 Jun 2026
877 ABBEYDALE ROAD S7 2BH	0.00	Terraced	Leasehold	£245,000	26 May 2026
89 ABBEYDALE ROAD S7 1FE	0.00	Terraced	Freehold	£130,000	22 May 2026
APARTMENT 9 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£170,000	24 Apr 2026
THE LODGE ABBEYDALE ROAD S7 2BN	0.00	Detached	Freehold	£577,000	08 Apr 2026
APARTMENT 2 HASTINGS HOUSE, 968 ABBEYDALE ROAD S7 2QF	0.00	Flat/Maisonette	Leasehold	£165,000	02 Apr 2026
871 ABBEYDALE ROAD S7 2BH	0.00	Terraced	Leasehold	£225,000	13 Mar 2026
APARTMENT 62 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£145,000	06 Feb 2026
515 ABBEYDALE ROAD S7 1FU	0.00	Terraced	Freehold	£205,000	30 Jan 2026
1 ABBEYDALE ROAD S7 1FA	0.00	Other	Freehold	£850,000	19 Dec 2025
845 ABBEYDALE ROAD S7 2BH	0.00	Terraced	Leasehold	£261,500	19 Dec 2025
APARTMENT 44 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£175,000	12 Dec 2025
APARTMENT 52 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£215,000	08 Dec 2025
690 ABBEYDALE ROAD S7 2BL	0.00	Terraced	Leasehold	£202,500	28 Nov 2025
APARTMENT 43 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£172,000	11 Nov 2025
SHEFFIELD SUPER STORE, 369 - 373 ABBEYDALE ROAD S7 1FS	0.00	Other	Freehold	£450,000	22 Oct 2025
103 ABBEYDALE ROAD S7 1FE	0.00	Terraced	Freehold	£212,500	22 Oct 2025
APARTMENT 33 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£186,500	22 Oct 2025
414 ABBEYDALE ROAD S7 1FQ	0.00	Semi-detached	Leasehold	£215,000	17 Oct 2025
APARTMENT 5 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£210,000	03 Oct 2025
APARTMENT 28 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£180,000	03 Oct 2025
281 ABBEYDALE ROAD S7 1FJ	0.00	Terraced	Freehold	£250,000	30 Sep 2025
116A ABBEYDALE ROAD S7 1FF	0.00	Other	Leasehold	£125,000	29 Sep 2025
118 ABBEYDALE ROAD S7 1FF	0.00	Terraced	Leasehold	£125,000	29 Sep 2025
APARTMENT 37 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£130,000	23 Sep 2025

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
APARTMENT 36 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£158,000	12 Sep 2025
388 ABBEYDALE ROAD S7 1FP	0.00	Terraced	Leasehold	£230,000	15 Aug 2025
943 ABBEYDALE ROAD S7 2QD	0.00	Terraced	Leasehold	£400,000	24 Jul 2025
43 ABBEYDALE ROAD S7 1FA	0.00	Terraced	Freehold	£248,000	10 Jul 2025
853 ABBEYDALE ROAD S7 2BH	0.00	Semi-detached	Leasehold	£262,000	04 Jul 2025
APARTMENT 25 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£170,000	13 Jun 2025
APARTMENT 19 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£120,000	09 Jun 2025
183A ABBEYDALE ROAD S7 1FG	0.00	Other	Leasehold	£332,000	25 Apr 2025
855 ABBEYDALE ROAD S7 2BH	0.00	Semi-detached	Leasehold	£215,000	31 Mar 2025
APARTMENT 35 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£160,000	27 Mar 2025
APARTMENT 18 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£140,000	21 Mar 2025
APARTMENT 46 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£155,000	12 Mar 2025
909 ABBEYDALE ROAD S7 2BJ	0.00	Terraced	Leasehold	£260,000	11 Mar 2025
113 - 115 ABBEYDALE ROAD S7 1FE	0.00	Other	Freehold	£100,000	21 Feb 2025
510 ABBEYDALE ROAD S7 1TD	0.00	Terraced	Freehold	£80,000	21 Feb 2025
839 ABBEYDALE ROAD S7 2BH	0.00	Terraced	Leasehold	£240,000	24 Jan 2025
APARTMENT 3 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£200,000	24 Jan 2025
APARTMENT 50 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£225,000	23 Jan 2025
APARTMENT 23 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£125,000	20 Jan 2025
845 ABBEYDALE ROAD S7 2BH	0.00	Terraced	Leasehold	£147,500	10 Jan 2025
APARTMENT 17 WINDSOR HOUSE, 900 ABBEYDALE ROAD S7 2BN	0.00	Flat/Maisonette	Leasehold	£142,500	18 Dec 2024
387 ABBEYDALE ROAD S7 1FS	0.00	Other	Freehold	£250,000	16 Dec 2024
675 ABBEYDALE ROAD S7 2BE	0.00	Terraced	Leasehold	£213,000	13 Dec 2024
644 - 646 ABBEYDALE ROAD S7 2BB	0.00	Other	Freehold	£518,000	04 Dec 2024
646 ABBEYDALE ROAD S7 2BB	0.00	Other	Leasehold	£518,000	04 Dec 2024

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

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£119,500	£240,344	£162,922	£107,223	£188,987

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 2912-0321-6213-4313-1915 · Lodged 12 Aug 2025 · 105 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	—	78 C
55-68	D	66 D	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING	POTENTIAL ENERGY RATING
D · SAP 66	C · SAP 78

ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
222 kWh/m²/yr	148 kWh/m²/yr	Boiler and radiators, mains gas	£1,527

Walls: Solid brick, as built, no insulation (assumed) · Roof: Pitched, 300 mm loft insulation

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Solid wall insulation	£7,500 - £11,000	£246
2	Solar photovoltaic (PV) panels	£5,000 - £10,000	£136
3	Solar water heating	£8,000 - £10,000	£219

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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
8	0	0	8

GRADE	NAME	LIST ENTRY	DISTANCE
II	CHURCH OF ST OSWALD	1271298	110 m
II	ABBEYDALE HOUSE	1271290	168 m
II	11, 12 AND 13, NORTON HAMMER LANE	1246800	264 m
II	7 AND 9, NORTON HAMMER LANE	1271159	266 m
II	10, NORTON HAMMER LANE	1246836	285 m
II	CARTER KNOWLE JUNIOR SCHOOL	1247043	294 m
II	BOUNDARY WALL AND RAILING AT CARTER KNOWLE JUNIOR SCHOOL	1271073	335 m
II	CARETAKERS HOUSE AT CARTER KNOWLE JUNIOR SCHOOL	1271072	335 m

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Sheffield
COUNCIL TAX BAND	Band A
MATCHED ADDRESS	FLAT 1 (FIRST FLOOR) 783-785 ABBEYDALE ROAD, SHEFFIELD, S7 2BH

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £1,673 / yr or £139 / mo Standard charge · Band A · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £1,255 / yr or £105 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £418 / year vs full rate
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Estimated total monthly running costs

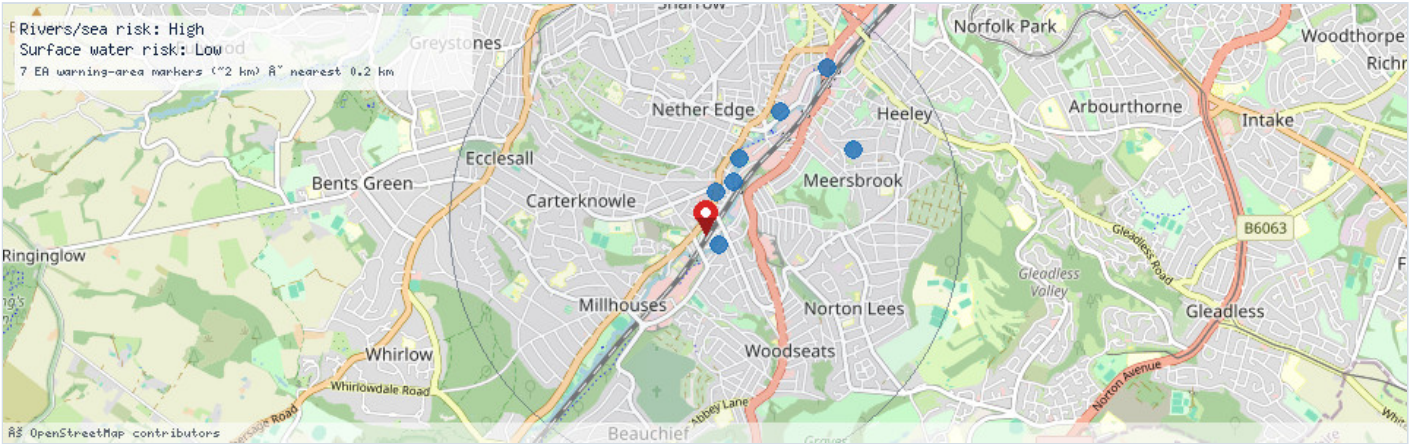
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£139	£105	VOA band × local Band D
Energy bills (gas + electricity)		£127	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£21	Band-adjusted estimate
Estimated monthly total	£328	£293	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

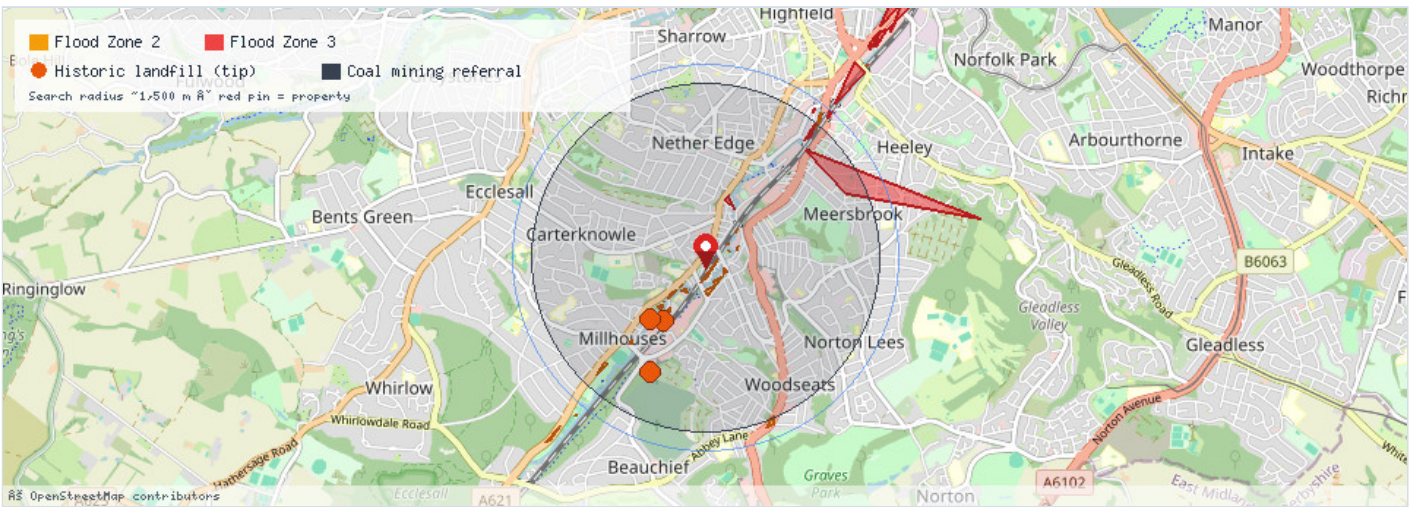
RIVERS & SEA High Rivers and sea: flood warning or flood warning area very close to the property.	SURFACE WATER Low Surface water: no nearby flood warning areas or live alerts identified.	LIVE ALERTS / AREAS 0 / 8 alerts / nearby zones
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Indicative risk 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. ©

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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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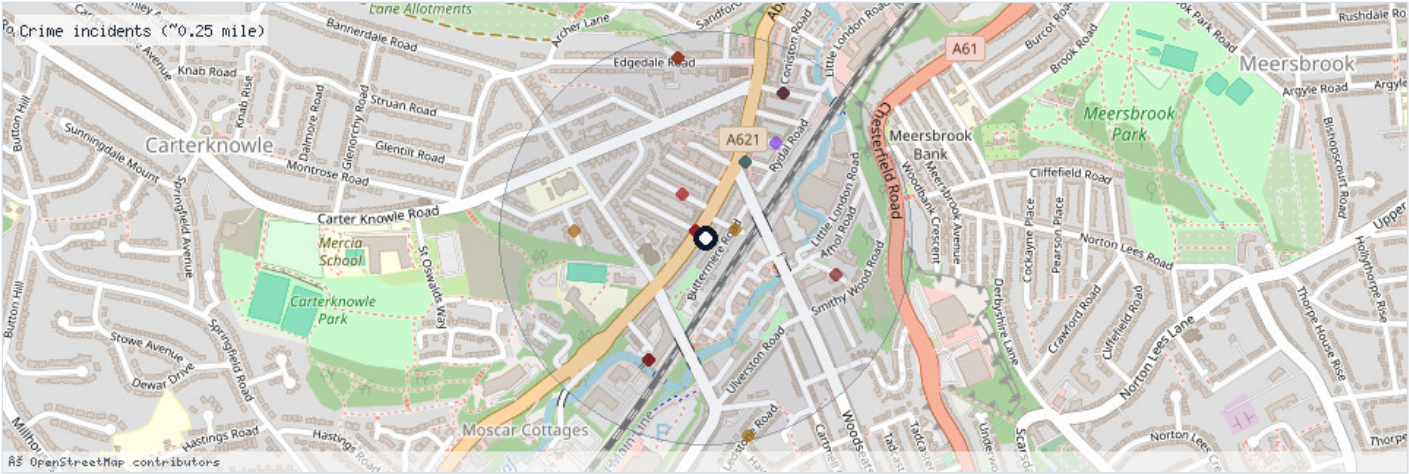
SITE	DISTANCE	FIRST INPUT	LAST INPUT
Millhouses Goods Yard	586 m	1981	26 Jul 1994
Yeb Tip	647 m	30 Jan 1968	—
Pickford Holland and Company Limited adjacent to Brickyard Premises	983 m	1977	18 Feb 1994

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.

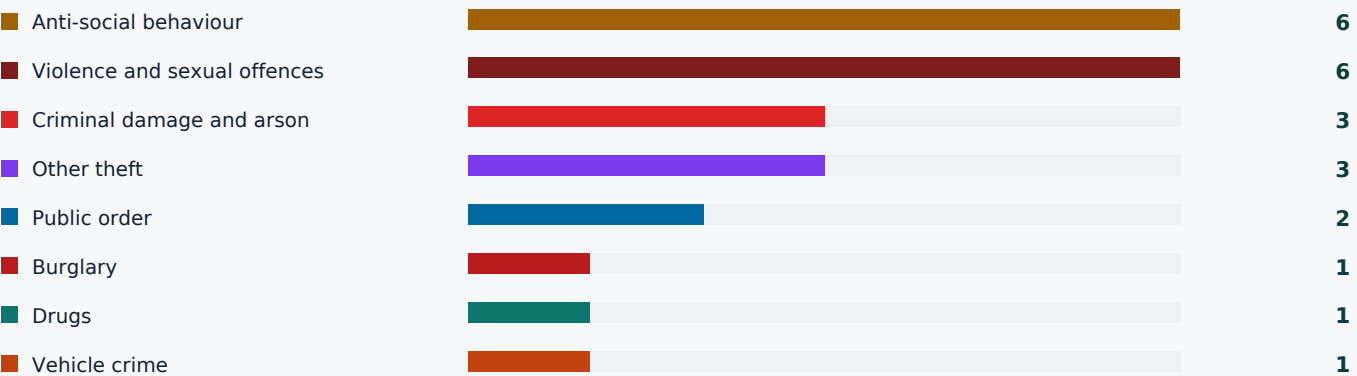
Crime map (latest month)



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. 23 incidents plotted (capped for print).

Category breakdown

Latest month · 2026-07 · 23 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
Holt House Infant School	Primary	Good	280 m
Carter Knowle Junior School	Primary	Good	294 m
Meersbrook Bank Primary School	Primary	School remains Good	585 m
Mercia School	Secondary	Outstanding	590 m
Nether Edge Primary School	Primary	Not judged	743 m
Woodseats Primary School	Primary	Good	922 m
St Wilfrid's Catholic Primary School	Primary	Good	1.2 km
Newfield Secondary School	Secondary	School remains Good	1.8 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

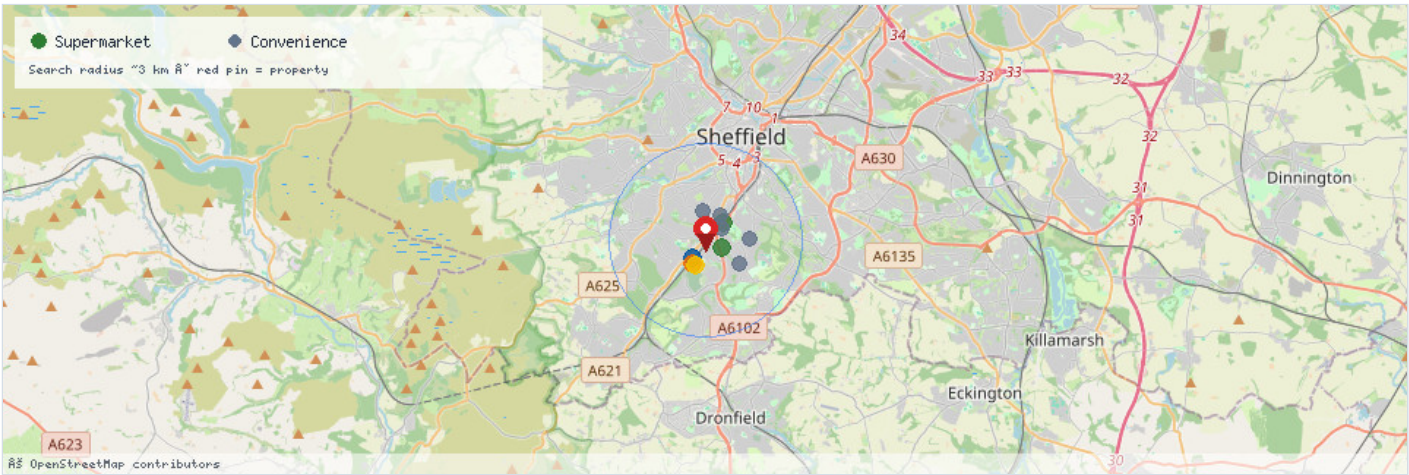
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Dore & Totley Rail Station · Dore	3.3 km	53 min	11 min
Rail	Sheffield Rail Station · Sheffield	3.4 km	56 min	11 min
Metro / tube	Park Grange to Halfway/Herdings · Norfolk Park	2.7 km	45 min	10 min
Metro / tube	Park Grange From City · Norfolk Park	2.7 km	45 min	10 min
Metro / tube	Park Grange to Halfway/Herdings · Norfolk Park	2.7 km	45 min	10 min
Bus	Abbeydale Road/Lynmouth Road · Nether Edge	44 m	1 min	3 min
Bus	Abbeydale Road/Archer Road · Millhouses	61 m	1 min	3 min
Bus	Abbeydale Road/Woodseats Road · Nether Edge	87 m	2 min	3 min
Bus	Archer Road/Abbeydale Road · Millhouses	160 m	3 min	3 min
Bus	Abbeydale Road/Troutbeck Road · Millhouses	172 m	3 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	Farmfoods · Farmfoods Woodseats	S8 0RW	578 m	10 min	4 min
Supermarket	Tesco · Tesco Sheffield Woodseats Superstore	S7 2QB	681 m	12 min	4 min
Supermarket	The Food Warehouse · Iceland Sheffield Heeley Food Warehouse	S8 0RG	775 m	13 min	5 min
Supermarket	Sainsburys · Sainsburys Archer Rd	S8 0TD	807 m	14 min	5 min
Supermarket	Aldi · Aldi Woodseats Sheffield	S8 0JX	821 m	14 min	5 min
Convenience	Morrisons Daily · Morrisons Daily Woodbank	S8 0RS	639 m	11 min	4 min
Convenience	Tesco Express · Tesco Sheffield Broadfield Rd Express	S7 1FS	900 m	15 min	5 min
Convenience	Sainsburys Local · Sainsburys Nether Edge Local	S7 1PE	921 m	15 min	5 min
Convenience	The Co-operative Food · Co-op Woodseats - Derbyshire Lane	S8 8SD	1.3 km	21 min	6 min
Convenience	Morrisons Daily · Morrisons Daily Norton Lees	S8 9JE	1.4 km	23 min	6 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)

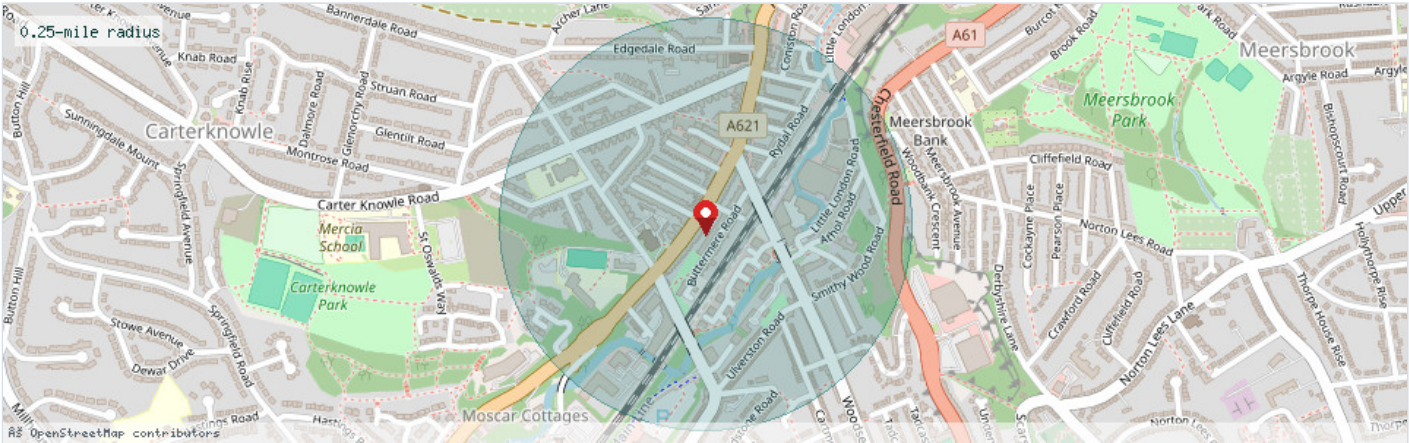
No exact house match — showing UK company-owned titles recorded against this postcode (6 total).

TITLE	TENURE	PROPERTY	PROPRIETOR(S)
SYK19676	Leasehold	809 Abbeydale Road, Sheffield (S7 2BH)	CARLTON VILLA LIMITED (Co 05364095)
SYK344127	Leasehold	875 Abbeydale Road, Sheffield (S7 2BH)	CARLTON VILLA LIMITED (Co 05364095)
SYK480866	Freehold	831-837 (odd), Abbeydale Road, Sheffield (S7 2BH)	FAIRFIELD RENTS LIMITED (Co 02563991)
SYK480871	Freehold	793 Abbeydale Road, Sheffield (S7 2BH)	FAIRFIELD RENTS LIMITED (Co 02563991)
YWE39955	Leasehold	843 ABBEYDALE ROAD, SHEFFIELD S7 2BH	FROCAL DEVELOPMENTS LIMITED
YWE68775	Freehold	867 Abbeydale Road, Sheffield, (S7 2BH)	SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED (Co 20165R)

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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
5500 Mbps	5500 Mbps	1800 Mbps	55

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	80 Mbps	100%
Ultrafast (300+ Mbps)	Yes	5500 Mbps	100%
Full fibre	Yes	100% gigabit premises	

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

NETWORK	4G / 5G (INDOOR & OUTDOOR)	2G
EE	Good (outdoor only)	Variable in-home, good outdoor
Three	Good in-home and outdoor	Not published
O2	Variable in-home, good outdoor	Variable in-home, good outdoor
Vodafone	Variable in-home, good outdoor	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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Mining Remediation Authority (Coal Authority) — Coal mining reporting / high-risk areas. OGL v3.0.

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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Ofcom Connected Nations — Predicted fixed broadband and mobile coverage. OGL v3.0.

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