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Sample report

The Street Dossier Full Report

391 Larkspur Road, Hollins Green

Prepared for **the buyer's name**

Ashworthy ZZ3 0JF · prepared 25 November 2026 · order SAMPLE

Sample report. This home, its street, its town and every name in this report are made up, to show what a StreetDossier home report contains; the figures are typical of a real street, but belong to no real home. A report you buy is built from the records for the home you choose, on the day you buy it.

Unique property reference number (UPRN) 999000000391.

A StreetDossier home report, prepared on 25 November 2026 (order SAMPLE), for their own use. Everything in it comes from public registers and other open data, as each source published it on the date given in its section. It is not a survey, a valuation, a property search or legal advice. In a real report, links go to the sources and to the live pages on www.streetdossier.com; this sample has none, as its places do not exist.

Summary

This home

AT A GLANCE

- **Energy:** The latest energy certificate, lodged 11 December 2025, rates it C (73).
- **Building:** Cavity wall, filled cavity; boiler and radiators, mains gas; fully double glazed; 4 habitable rooms (certificate of December 2025).
- **Sales:** 1 recorded sale since 1995; the latest, in May 2026, was for £442,500, or £5,331 per m² (£495 per sq ft).
- **Stamp duty:** On £442,500, stamp duty is £12,125 for someone moving home, £7,125 for a first-time buyer and £34,250 for an additional home.
- **Mobile:** EE: Variable in-home, good outdoor; Three: Variable in-home, good outdoor; O2: Good (outdoor only); Vodafone: Variable in-home, good outdoor.
- **Listing checklist:** The open records say something on 14 of the 23 things a listing should cover; the rest are questions for the agent or seller.

The street

AT A GLANCE

- **Sales:** 247 recorded sales since 1995; in 2026 the median was £490,000 across 5 sales. The median since August 2023 was £5,331 per m² (£495 per sq ft), from 13 standard sales matched to a home's floor area.
- **Prices and rents:** A typical home in Ashworthy cost £478,080 in August 2026 (-2.9% on a year); private rents averaged £1,957 a month.
- **Energy:** 187 homes have an energy certificate (A: 2, B: 11, C: 63, D: 86, E: 20, F: 3, G: 2).
- **Buildings:** Walls most often cavity wall (95 of 187 homes); main heating most often mains gas (145 of 187); 2 homes have solar panels.
- **Flood:** 71 addresses on its postcodes are in areas at high or medium risk of flooding from rivers, the sea or surface water.
- **Recorded floods:** 3 recorded floods covered 1 of its 28 postcode centres, most recently in July 2007.
- **Landfill:** 2 historic landfill sites within 500 m (0.3 miles) of its postcodes; the nearest, Land off Glebe Road, is 70 m away.
- **Council tax:** Most homes around it are in council tax band D, which costs £2,678 a year in Ashworthy in 2026-27.
- **Broadband:** Gigabit broadband is available to 0% to 100% of premises.
- **Mobile:** Across the Ashworthy and Hollins Green constituency, 99% of premises get 4G indoors from all four networks and 100% from at least one.
- **Transport:** The nearest railway station is Ashworthy Parkway, 2.7 km (1.7 miles) away on foot, about 35 minutes.
- **EV charging:** 5 public charging sites within 1.6 km (1 mile); the nearest rapid charger, 300 kW, is 2.8 km (1.7 miles) away. Not every network is in this report: see EV charging.
- **Green space:** The nearest park or garden, Ashworthy Recreation Ground, is about 110 m away.
- **Air:** Background air pollution in 2024 was 10.4 µg/m³ of nitrogen dioxide and 7.0 of PM2.5, within UK legal limits.
- **Height:** Its addresses are 56 to 72 m above sea level.
- **Noise:** 437 of its 559 addresses are modelled at 55 dB or more from road traffic.
- **Doctors:** The nearest GP surgery is Larkspur Medical Centre, 850 m (0.5 miles) away on foot, about 10 minutes, with 6 practices within 1.6 km (1 mile).
- **People:** About 4,630 people lived in the census areas around it in 2021; 47% of households owned their home and 57% of adults held a degree or other higher qualification.
- **Water:** Supplied by Wessex Vale Water.
- **Policing:** Wessex Vale Police: 8.0% of the crimes it recorded in 2025/26 had led to a charge or summons (England and Wales 9.3%); it answered 92.9% of 999 calls within 10 seconds (target 90%).
- **MP:** Alex Marlow, Labour (Co-op), MP for Ashworthy and Hollins Green.
- **Council:** Hollins Green ward, Ashworthy: Green Party won its latest election, on 7 May 2026.
- **Crime:** 36 crimes were recorded within 250 m between September 2025 and August 2026, most often violence and sexual offences.
- **Road safety:** 43 collisions in which someone was hurt were reported on and around it in 2021 to 2025, 7 of them fatal or serious; 2 involved a pedestrian.

- The home's own records: every energy certificate lodged for it, and the sales matched to it since 1995.
- Everything on the street: sales, energy, flood risk, council tax, planning, roadworks, broadband, mobile signal, schools, getting around, EV charging, local services, parks and green space, landmarks, air quality, road, rail and aircraft noise, height above sea level, food hygiene, crime, road collisions, traffic on nearby roads, nurseries and childcare, recorded floods, coastal erosion, storm overflows, coal mining, radon, historic landfill, energy projects nearby, household gas and electricity use, house prices and rents, and census figures on people and work.
- The area: its climate month by month, sunrise, sunset and daylight through the year, and earthquakes recorded

within 50 km (31 miles) since 1970, at the home.

- At the end, 11 questions you could ask the seller: our suggestions, some prompted by what the records show.
- An appendix of every sale on the street since 1995 (247), by house number.

This home

Energy performance certificates

Source: Energy Performance of Buildings Register (MHCLG), register as at 13 October 2026. Every certificate lodged for this address, newest first; a certificate is valid for ten years and describes the home as it was when assessed. The rating is a band from A (most efficient) to G, with the score out of about 100 in brackets. Address data © Ordnance Survey and Royal Mail, shown for understanding the energy efficiency of buildings only.

Lodged	Rating	Could reach	Home	Floor area	Main fuel	Tenure	Certificate
11 Dec 2025	C (73)	C (77)	House, mid-terrace, built 1930-1949	83 m²	mains gas (not community)	owner-occupied	On GOV.UK
9 Jan 2009	D (61)	C (72)	House, mid-terrace, built 1930-1949	82 m²	mains gas		On GOV.UK

The building

Source: Energy Performance of Buildings Register (MHCLG), register as at 13 October 2026. From this home's latest certificate, lodged 11 December 2025: what the energy assessor recorded on that visit. “(assumed)” marks what could not be seen and was taken from the home's age. Work done since is not shown. For a newer home the register gives a measured heat loss (“thermal transmittance”, where lower is better) in place of a description. The ratings are the register's own, of each part's energy efficiency, from very poor to very good.

Part	As the assessor recorded it	Energy efficiency
Walls	Cavity wall, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Floor	Solid, no insulation (assumed)	
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Heating controls	Programmer, room thermostat and TRVs	
Hot water	From main system	Good

- 4 habitable rooms: living rooms and bedrooms, not kitchens, bathrooms or halls.
- Mains gas is available to the home.
- Why it was assessed: marketed sale.

Sales of this home

Source: HM Land Registry Price Paid Data, sales registered up to 28 August 2026. A sale is shown here when its postcode, house number or name and flat match this address and no other address with a certificate. A sale registered under another form of the address may be missing.

Date	Price	Per m²	Type	Notes
26 May 2026	£442,500	£5,331 (£495/sq ft)	Terraced	

Per m²: the price over the floor area on the energy certificate lodged nearest that sale, so a home extended since is measured as it was then where a certificate from then exists.

Stamp duty

Source: HM Revenue and Customs, Stamp Duty Land Tax residential rates in force since 1 April 2025, as read on 22 November 2026. The buyer pays it on each portion of the price: nothing on the first £125,000, 2% from there to £250,000, 5% from there to £925,000, 10% from there to £1,500,000 and 12% on anything above. A first-time buyer pays nothing on the first £300,000 and 5% from there to £500,000, with no relief at all on a price over £500,000. A buyer who will then own more than one home pays 5% of the whole price on top where it is £40,000 or more, unless replacing their main home. Not covered here: shared ownership, the rent of a new lease, companies and trusts, and the 2% more for buyers not resident in the UK.

No asking price is on record, so this sets the tax out on this home's last sale price, £442,500, and on prices 10% either side of it.

Price	Moving home	First-time buyer	Additional home
£400,000	£10,000	£5,000	£30,000
£442,500	£12,125	£7,125	£34,250
£485,000	£14,250	£9,250	£38,500

What a listing should tell you

An estate agent must give a buyer the information needed to decide about a home, under the Digital Markets, Competition and Consumers Act 2024. There is no official list at present: National Trading Standards withdrew its guidance in 2025, and the guidance the government has promised in its place was not published when we last looked, on 22 November 2026. These are the kinds of information the government named in its 2025 consultation on material information in property listings. Beside each is what the open records show for this home or its postcode, and what only the agent or seller can tell you. The records describe the home as it was when each was made, so check them against the listing.

A listing should cover	What the records show	Ask the agent or seller
Price	Last sold for £442,500 in May 2026.	The asking price, and whether it is fixed, a guide or “offers over”.
Council tax	In 2026-27, band D costs £2,678 a year on the council’s average bill. The home’s own band is not in the open records.	The home’s band.
Tenure	Sold as freehold in May 2026.	Freehold, leasehold or commonhold now, and for a lease the years left on it.
Ground rent and service charges	Not in the open records.	For a leasehold home, or one on a managed estate: the ground rent, the service charge and when each is reviewed.
Property type	House, mid-terrace, built 1930-1949, 83 m² (energy certificate of December 2025).	
Number and types of room	4 habitable rooms: living rooms and bedrooms, not kitchens or bathrooms (energy certificate of December 2025).	Bedrooms, bathrooms and room sizes: ask for a floor plan.
Construction	Walls: cavity wall, filled cavity. Roof: pitched, 150 mm loft insulation.	Anything out of the ordinary, such as a thatched roof, a timber or steel frame, or prefabricated parts.
Heating	Boiler and radiators, mains gas. Mains gas is available.	The age of the boiler or heat pump, and when it was last serviced.
Electricity supply	Not in the open records.	Mains or another supply, and who owns any solar panels.
Water supply	Its postcode is in the supply area of Wessex Vale Water.	Mains or a private supply, and whether there is a meter.
Sewerage	Not in the open records.	Mains drains, or a septic tank or treatment plant, which has rules of its own.
Broadband	On ZZ3 0JF, superfast broadband (30 Mbit/s or more) is available to 100% of premises and gigabit to 100%.	The speed the present occupier gets, and from which provider.
Mobile signal	EE: Variable in-home, good outdoor; Three: Variable in-home, good outdoor; O2: Good (outdoor only); Vodafone: Variable in-home, good outdoor.	Which networks work indoors.
Parking	Not in the open records.	A garage, a drive or an allocated space, or a permit scheme and what it costs.
Flood risk	5 addresses on ZZ3 0JF are in an area at high or medium risk of flooding from rivers, the sea or surface water. The count is for the postcode, not this home.	Whether it has ever flooded, and whether flood cover has been refused or priced up.
Coastal erosion	No projected coastal erosion zone is within 1 km (0.6 miles) of the home.	

A listing should cover	What the records show	Ask the agent or seller
Coalfield or mining area	Its postcode centre is not in a coalfield.	Other mining nearby, such as tin, chalk or salt, which the coal records do not cover.
Restrictions	Its postcode centre is in an Article 4 direction area, where more work needs planning permission.	Whether it is listed or in a conservation area, and any covenants that limit its use or alteration.
Planning permission	Not in the open records.	Permission and building regulations sign-off for work done, and any application nearby that would affect it.
Rights and easements	Not in the open records.	Rights of way, a shared drive or access, and wayleaves for cables and pipes. The title register lists them.
Building safety	Not in the open records.	Unsafe materials or structural repairs. For a flat: cladding, fire safety work and who pays for it.
Problems with the property	Not in the open records.	Damp, subsidence, asbestos or Japanese knotweed. A survey looks for these.
Accessibility and adaptations	Not in the open records.	Step-free access, a lift, ramps, a wet room or other adaptations.

Council tax

Look up this home's band on the Valuation Office Agency's council tax band checker on GOV.UK: a single home's band is not in any open data. Then read its cost here. What each band costs in Ashworthy in 2026-27, a year on average:

A	B	C	D	E	F	G	H
£1,786	£2,083	£2,381	£2,678	£3,274	£3,869	£4,464	£5,357

Source: Ministry of Housing, Communities and Local Government, council tax levels 2026-27: the council's average Band D bill (£2,678), including the police, fire and any county and parish charges, with the other bands as the fixed shares of Band D the law sets. The actual bill depends on the parish and on discounts such as the single-person discount.

Mobile signal at this home

Source: Ofcom's mobile checker, figures of 21 September 2026, asked when this report was prepared. Each network's prediction for this address, 4G and 5G together, in Ofcom's words and colours; predictions, not measurements.

Network	Signal
EE	Variable in-home, good outdoor
Three	Variable in-home, good outdoor
O2	Good (outdoor only)
Vodafone	Variable in-home, good outdoor

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Mobile coverage availability

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data quarterly and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs.

Checks to make for this home

- Who owns it, and any mortgage, covenants or restrictions: the title register and plan from HM Land Registry, for a small fee.
- Its council tax band: the Valuation Office Agency's checker. What each band costs is under Council tax above.
- Its flood risk at the address: the long-term flood risk service on GOV.UK.
- Planning applications for it and its neighbours: the council's planning register (Ashworthy).
- Its condition: a survey by a RICS surveyor. Mortgage valuations are not surveys.

The street: Larkspur Road, Ashworthy

393 addresses across 28 postcodes (ZZ3,ZZ4), about 2.2 km (1.3 miles) long, classed as a B road. USRN 29700694.

These sections are the street page at www.streetdossier.com/streets/larkspur-road-Ashworthy/ on the day the report was prepared.

House sales on this street

Source: HM Land Registry Price Paid Data, sales registered up to 28 August 2026, loaded 27 October 2026. Sales reach the register two weeks to two months after completion, so the last two months are incomplete. Matched by postcode and street name.

Sales by year (standard sales only; repossessions and buy-to-let transfers excluded)

Year	Sales	Median price	Lowest	Highest
2026	5	£490,000	£420,000	£535,000
2025	4	£487,500	£406,000	£593,000
2024	3	£435,000	£412,500	£460,000
2023	4	£571,000	£425,000	£733,000
2022	5	£372,500	£210,000	£455,000
2021	7	£410,000	£251,000	£550,000
2020	6	£411,250	£360,000	£570,000
2019	4	£342,500	£319,000	£450,000
2018	5	£378,000	£318,000	£421,000
2017	4	£432,500	£430,000	£585,000
2016	5	£355,000	£325,000	£400,000
2015	8	£342,500	£312,000	£580,000

Price per square metre: the median since August 2023 was £5,331 per m² (£495 per sq ft), from 13 standard sales matched to a home's floor area. Each price is set against the floor area on that home's latest energy certificate, so it is a guide for comparing an asking price with the street, not a valuation.

Every sale on the street, 247 in all, is listed by house number in the appendix at the end of this report.

House prices and rents in Ashworthy

A typical home in Ashworthy cost £478,080 in August 2026, 2.9% less than a year before. That is 6% more than five years earlier and 8% more than ten years earlier.

Home	Typical price, Aug 2026
Detached	£965,950
Semi-detached	£589,760
Terraced	£469,986
Flat or maisonette	£291,220
Bought by a first-time buyer	£409,369

Private renters in Ashworthy paid £1,957 a month on average in September 2026, 2.4% more than a year before. That is 34% more than five years earlier.

Home	Average rent a month, Sep 2026
One bedroom	£1,346

Home	Average rent a month, Sep 2026
Two bedrooms	£1,662
Three bedrooms	£2,030
Four or more bedrooms	£2,850

Sources: UK House Price Index (HM Land Registry, with the ONS and the Welsh Government), to August 2026; ONS Price Index of Private Rents, to September 2026. Figures for the whole council area, not this street. The typical price is adjusted for the mix of homes that sold, so it is not the value of any one home; the street's own sales are above. Rents are the average paid on all private tenancies, new and existing, so they move more slowly than rents being advertised.

Energy performance certificates

Source: Energy Performance of Buildings Register (MHCLG), register as at 13 October 2026. Latest certificate per address; certificates last ten years, so the oldest here dates from September 2008 and some homes have none. Address data © Ordnance Survey and Royal Mail, shown for understanding the energy efficiency of buildings only.



187 homes with a current certificate; median floor area 75 m². Most common: House, semi-detached (84); Flat (48); House, mid-terrace (27). Built: 1930-1949 (81); 1900-1929 (29); 2007-2011 (19). Tenure at assessment: rented (private) (81); owner-occupied (63); rented (social) (16).

How the homes are built

Source: Energy Performance of Buildings Register (MHCLG), register as at 13 October 2026. Counted from the latest certificate of each of the 187 homes on the street with building details: what an energy assessor recorded on that visit. Work done since is not shown, and homes never assessed are not counted. Each figure is out of the homes where it is recorded. Where an assessor could not see inside a wall, the certificate assumes its insulation from the home's age. A newer home's walls are given as a measured heat loss in place of a type.

Feature	Homes
Walls	Cavity wall (95); solid brick (82); newer walls, given only as a heat loss figure (5); timber frame (4); stone (1)
Walls recorded with no insulation	105 of 182
Main heating	Mains gas (145); other electric heating (21); electric storage heaters (16); heat pump (4); community heating (1)
Windows	Double or triple glazed throughout (170); partly double glazed (11); single glazed (5); secondary glazing (1)
Mains gas available	147 of 181
Solar electric panels	2 of 181
At least one extension	85 of 182
An open fireplace	15 of 176
Habitable rooms	Median 4, across 182 homes: living rooms and bedrooms, not kitchens, bathrooms or halls

Gas and electricity use

Homes with gas used 12,518 kWh of it on average in 2024, about the same as the district, and 3,738 kWh of electricity, 8% more than the district's 3,458 kWh. There are gas meters for about 81% of the homes.

2 of its postcodes have no gas meters recorded among 10 or more homes: often flats heated by electricity, or homes off the gas grid.

Postcode	Electricity meters	Typical electricity	Gas meters	Typical gas
ZZ3 0JE	34	3,207 kWh	26	10,652 kWh
ZZ3 0JQ	40 10 Economy 7	2,271 kWh	28	11,159 kWh
ZZ3 0EW	29	2,572 kWh	29	12,246 kWh
ZZ3 0JG	25	2,555 kWh	25	10,964 kWh
ZZ3 0EN	10	2,465 kWh	7	15,545 kWh
ZZ3 0EP	18	2,901 kWh	18	15,318 kWh
ZZ3 0JD	15	2,832 kWh	14	12,920 kWh
ZZ4 1FN	15 10 Economy 7	6,944 kWh	none recorded	
ZZ3 0JA	9	2,379 kWh	10	9,998 kWh
ZZ3 0EL	6	2,821 kWh	5	11,951 kWh
ZZ3 0JF	10	2,894 kWh	10	12,348 kWh
ZZ3 0JB	6	2,382 kWh	6	19,127 kWh
ZZ3 0HW	36	2,411 kWh	36	9,050 kWh
ZZ3 0HA	16	1,253 kWh	14	6,847 kWh
ZZ3 0TX	30	5,929 kWh	none recorded	
ZZ3 0ER	41	2,350 kWh	41	10,910 kWh
ZZ3 0JJ	36	2,707 kWh	37	11,211 kWh
ZZ3 0LQ	15	1,950 kWh	13	10,071 kWh
ZZ3 0LT	11	2,210 kWh	12	8,736 kWh
ZZ4 1BD	38	3,430 kWh	25	12,018 kWh

These are all the homes on each postcode, whatever their size and however many live in them, so they show the kind of homes and heating here rather than what any one home uses. The typical figure is the median: half the homes used less. The district is ZZ3.

Source: Department for Energy Security and Net Zero, postcode level domestic gas and electricity statistics for 2024 (gas from mid-May to mid-May), Open Government Licence: domestic meters on each postcode, from the gas and electricity industry's meter readings. A postcode with fewer than 5 meters of a fuel has no figures for it.

Flood risk

Rivers, the sea or surface water: in this street's postcodes, 48 addresses are in areas at high risk, 23 at medium risk and 60 at low risk. Each address counts once, at the higher of its rivers-and-sea and surface-water risk.

Rivers and the sea alone: of the 2 homes the Environment Agency counts, 2 are in areas at high risk, 0 medium, 0 low and 0 very low.

High: 3.3% (1 in 30) or more chance of flooding a year. Medium: 1% to 3.3%. Low: 0.1% to 1%. Very low: under 0.1%. The rivers and sea figures allow for flood defences. Counts cover whole postcodes, which can include other streets.

Flood zone for planning: at least one postcode centre is in flood zone 3. Zone 3 is a 1% (1 in 100) or greater annual chance of flooding from rivers, or 0.5% from the sea, ignoring defences.

Postcode	Planning zone	Addresses at high / medium / low risk	Groundwater
ZZ3 0JE	not in 2 or 3	3 / 2 / 6	unlikely
ZZ3 0JQ	not in 2 or 3	0 / 0 / 3	unlikely
ZZ3 0EW	not in 2 or 3	0 / 0 / 0	unlikely
ZZ3 0EE	not in 2 or 3	0 / 0 / 1	unlikely
ZZ3 0JG	not in 2 or 3	0 / 0 / 0	unlikely
ZZ3 0EN	not in 2 or 3	0 / 0 / 1	unlikely

Postcode	Planning zone	Addresses at high / medium / low risk	Groundwater
ZZ3 0EP	not in 2 or 3	5 / 1 / 6	unlikely
ZZ3 0JD	not in 2 or 3	0 / 0 / 2	unlikely
ZZ4 1FN	not in 2 or 3	0 / 0 / 0	unlikely
ZZ3 0EJ	not in 2 or 3	0 / 0 / 3	unlikely
ZZ3 0JA	not in 2 or 3	2 / 1 / 0	unlikely
ZZ3 0EL	not in 2 or 3	4 / 0 / 1	unlikely
ZZ3 0JF	not in 2 or 3	2 / 3 / 1	unlikely
ZZ3 0EQ	not in 2 or 3	0 / 0 / 0	unlikely
ZZ3 0JB	not in 2 or 3	0 / 0 / 1	unlikely
ZZ3 0HW	not in 2 or 3	1 / 4 / 7	unlikely
ZZ3 0HA	not in 2 or 3	0 / 0 / 0	unlikely
ZZ3 0DJ	not in 2 or 3	0 / 0 / 1	unlikely
ZZ3 0EA	not in 2 or 3	0 / 0 / 0	unlikely
ZZ3 0EG	zone 3	1 / 0 / 0	unlikely
ZZ3 0TX	not in 2 or 3	8 / 6 / 8	unlikely
ZZ3 0EH	not in 2 or 3		
ZZ3 0ER	not in 2 or 3	1 / 0 / 5	unlikely
ZZ3 0FH	not in 2 or 3	0 / 0 / 7	unlikely
ZZ3 0JJ	not in 2 or 3	0 / 0 / 1	unlikely
ZZ3 0LQ	not in 2 or 3	1 / 1 / 3	unlikely
ZZ3 0LT	not in 2 or 3	1 / 1 / 0	unlikely
ZZ4 1BD	not in 2 or 3	19 / 4 / 3	unlikely

Recorded floods

3 recorded floods covered 1 of the centres of this street's postcodes, most recently in July 2007 (main river).

When	Flood	Source and cause	Postcodes
19 Jul 2007	Not named	Main river; channel capacity exceeded (no raised defences)	ZZ3 0EG
1 Apr 1998	Not named	Main river; channel capacity exceeded (no raised defences)	ZZ3 0EG
1947	Not named	Main river; channel capacity exceeded (no raised defences)	ZZ3 0EG

Recorded floods are where floodwater was seen or surveyed after a flood. Many floods were never mapped, an outline over a postcode's centre does not mean every home in it flooded, and homes outside one may have. Ask the seller whether the home itself has flooded.

Sources: Environment Agency Recorded Flood Outlines; Environment Agency Flood risk: postcode search tool data (loaded 29 October 2026), Risk of Flooding from Rivers and Sea: postcodes in areas at risk (loaded 29 October 2026) and Flood Map for Planning (loaded 27 October 2026). Flood zones are checked at each postcode's centre point. These are models of areas, which their publishers say are not suitable for showing whether an individual property is at risk, and they do not cover flooding from sewers or drains. Check an address on the official long-term flood risk service.

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Coastal erosion

No projected coastal erosion zone is within 1 km (0.6 miles) of the street's postcodes.

Sources: Environment Agency, National Coastal Erosion Risk Mapping 2024 (England), and Natural Resources Wales, National Coastal Erosion Risk Management (Wales), Open Government Licence. Distances are from the nearest postcode centre to the edge of each zone; where a postcode centre

is inside a zone, some homes on it may not be.

Storm overflows

No storm overflow outlet is within 1 km (0.6 miles) of the street's postcodes.

Source: Environment Agency, Event Duration Monitoring storm overflow annual return for 2025, from the water companies' monitors on each overflow in England, Open Government Licence. Distances are from the nearest postcode centre to each overflow's outlet. A year's figures are published the following spring; a monitor that worked for less of the year undercounts.

Coal mining

No postcode centre on the street is in a coalfield: the Mining Remediation Authority records no coal mining risk here.

Source: Mining Remediation Authority (formerly the Coal Authority), development high and low risk areas, Open Government Licence. Checked at each postcode's centre, so a home near the edge of an area may differ. It covers coal mining only, not other mining (such as tin, lead, iron or chalk), and is no substitute for a coal mining search. About the risk areas.

Radon

Every 1 km square the street's postcodes are in is in the lowest band of radon potential: fewer than 1 home in 100 is estimated to be at or above the Action Level. It is not a radon Affected Area.

Source: British Geological Survey and UK Health Security Agency, Indicative Atlas of Radon in Great Britain, Open Government Licence. Contains British Geological Survey materials © UKRI 2026. Each 1 km square is classed by the highest radon potential found anywhere in it, so a square's figure can overstate it for much of the square; the detailed map is not open data.

Historic landfill

2 historic landfill sites are within 500 m (0.3 miles) of the street's postcodes, the nearest 70 m away.

Site	Waste went in	Waste	Distance
Land off Glebe Road Ashworthy, Wessex Vale	1918 to 1939	Inert, industrial	70 m
Land off Mill Lane 2 Ashworthy, Wessex Vale	until 1969	Inert	320 m

Closed tips can give off gas (methane and carbon dioxide) and leak into the ground for years. An environmental search, which conveyancers usually order, looks at landfill and contaminated land around the home; the council keeps a register of land it has found to be contaminated.

Sources: Environment Agency and Natural Resources Wales, historic landfill sites (places where waste was put into or onto the land and no environmental permit is now in force), Open Government Licence. Distances are from the nearest postcode centre to the edge of each site as mapped; the outlines and dates come from old records and can be approximate. Landfill still operating is not included.

Council tax

What each band costs in Ashworthy in 2026-27: Band D £2,678 a year on average, including the police, fire and any county and parish charges.

A	B	C	D	E	F	G	H
£1,786	£2,083	£2,381	£2,678	£3,274	£3,869	£4,464	£5,357

Homes by band in the neighbourhoods around this street: most are in band D (44% of about 4,480 homes).



Sources: Valuation Office Agency, Council Tax: stock of properties, homes at 31 March 2026 (counts rounded to the nearest 10; some small counts withheld), for the 6 neighbourhoods (census areas of about 700 homes each) around it, not just this street; Ministry of Housing, Communities and Local Government, council tax levels 2026-27. Bands are charged as fixed shares of Band D; the actual bill depends on the parish and on discounts such as the single-person discount. Check a home's own band with the official council tax band checker.

Planning and heritage

- **Conservation area:** yes, Ashworthy Town Centre, Hollins Green. Extensions, demolition, some windows and doors, and work on trees need consent.
- **Listed buildings on or by this street:** 4.
- **Article 4 direction** (removing permitted development rights): Houses in Multiple Occupation Article 4 Direction.
- **Tree preservation orders:** 51 protected trees on or by this street.
- **Green belt:** yes, Ashworthy.

Listed buildings

- Church of St Aidan, grade II
- Ashworthy Market Cross, grade II
- The Old Rectory, grade II
- Hollins Green Mill, grade II

Brownfield land registered for housing within 1 km (0.6 miles)

- Land at Mill Lane: up to 70 homes, not permissioned (180 m)
- Land at Mill Lane: up to 70 homes, not permissioned (180 m)
- Land at Church Walk: up to 200 homes, not permissioned (500 m (0.3 miles))
- Land at Orchard Way: up to 53 homes, not permissioned (510 m (0.3 miles))
- Land at Kingfisher Close: up to 20 homes, not permissioned (580 m (0.4 miles))
- Land at Station Road: up to 75 homes, permissioned (580 m (0.4 miles))
- Land at Willow Bank, permissioned (620 m (0.4 miles))
- Land at Granary Court: up to 49 homes, permissioned (680 m (0.4 miles))

Source: planning.data.gov.uk (Ministry of Housing, Communities and Local Government), compiled from councils and, for listed buildings, Historic England's National Heritage List. Conservation areas, Article 4 directions, tree preservation areas and the green belt are checked at each postcode's centre. Listed buildings and protected trees are counted on or by this street. Councils publish Article 4 directions, tree preservation orders and brownfield registers to different standards, and some not yet. Planning applications are not here: there is no national open record of them yet.

Energy projects nearby

No wind turbine or waste plant within 5 km (3.1 miles), and no solar farm, battery site or other project of 1 MW or more within 2 km (1.2 miles), of the street's postcodes, operating or planned.

Source: Department for Energy Security and Net Zero, Renewable Energy Planning Database, Q2 2026 extract, Open Government Licence: renewable electricity and storage projects over 150 kW, operating, being built, permitted or applied for. Shown: wind turbines and plants that burn or digest waste within 5 km (3.1 miles), other projects of 1 MW or more within 2 km (1.2 miles); refused, withdrawn and abandoned projects are left out. Distances are from the nearest postcode centre to each project's grid reference.

Roadworks

Planned, as of 30 September 2026

- **31 October 2026 to 9 November 2026**: VALE WATER, New service connection, multi-way signals, on the footway, carriageway (standard works)
- **9 November 2026 to 13 November 2026**: SOUTHFIELD POWER NETWORKS, Disconnection or alteration of supply, two-way signals, on the footway (major (paa) works, permit applied for)
- **17 November 2026 to 18 November 2026**: SOUTHFIELD POWER NETWORKS, Disconnection or alteration of supply, two-way signals, on the footway, carriageway, verge (minor works)

Finished in the last three months

- **23 September 2026 to 28 September 2026**: SOUTHFIELD POWER NETWORKS, Utility repair and maintenance works, multi-way signals, on the verge (standard works)
- **22 September 2026 to 23 September 2026**: WESSEX GAS DISTRIBUTION, Highway repair and maintenance works, lane closure, on the carriageway (minor works)
- **9 September 2026**: VALE FIBRE BROADBAND, Utility asset works, no carriageway incursion, on the footway (immediate - urgent works)
- **9 September 2026 to 10 September 2026**: SOUTHFIELD POWER NETWORKS, Disconnection or alteration of supply, two-way signals, on the footway, carriageway, verge (minor works)
- **3 September 2026**: WESSEX GAS DISTRIBUTION, Highway repair and maintenance works, multi-way signals, on the carriageway (minor works)
- **2 September 2026 to 4 September 2026**: ASHWORTHY HIGHWAYS, Utility asset works, give and take, on the footway, carriageway (minor works)

Source: Department for Transport, Street Manager open data, permits and works up to 30 September 2026. It is published once a month, so works arranged or started since then are not shown, and dates are the ones planned unless the works have started or finished. Emergency works are often permitted after they begin.

Broadband

Source: Ofcom Connected Nations, data as at January 2026. Percentages are of premises in each postcode that can get the service, not take-up or speed achieved.

Availability by postcode (% of premises)

Postcode	Superfast (30 Mbit/s+)	Ultrafast (300 Mbit/s+)	Gigabit	Below 10 Mbit/s
ZZ3 0DJ	100%	100%	100%	0%
ZZ3 0EA	100%	100%	100%	0%
ZZ3 0EE	100%	56%	56%	0%
ZZ3 0EG	100%	33%	33%	0%
ZZ3 0EH	100%	100%	100%	0%
ZZ3 0EJ	100%	100%	100%	0%
ZZ3 0EL	100%	100%	100%	0%
ZZ3 0EN	100%	100%	100%	0%
ZZ3 0EP	100%	95%	95%	0%
ZZ3 0EQ	0%	0%	0%	0%
ZZ3 0ER	100%	100%	100%	0%
ZZ3 0EW	100%	100%	100%	0%
ZZ3 0HA	100%	0%	0%	0%
ZZ3 0HW	100%	97%	97%	0%
ZZ3 0JA	87%	87%	87%	0%
ZZ3 0JB	100%	100%	100%	0%
ZZ3 0JD	100%	100%	100%	0%
ZZ3 0JE	100%	100%	100%	0%
ZZ3 0JF	100%	100%	100%	0%
ZZ3 0JG	100%	100%	100%	0%
ZZ3 0JJ	100%	100%	100%	0%
ZZ3 0JQ	100%	98%	98%	0%

Postcode	Superfast (30 Mbit/s+)	Ultrafast (300 Mbit/s+)	Gigabit	Below 10 Mbit/s
ZZ3 0LQ	100%	56%	56%	0%
ZZ3 0LT	100%	100%	100%	0%
ZZ3 0TX	100%	100%	100%	0%
ZZ4 1BD	97%	97%	97%	0%
ZZ4 1FN	100%	0%	0%	0%

Mobile signal

Source: Ofcom Connected Nations, mobile coverage as at January 2026: the four networks' own predictions, for the whole of the Ashworthy and Hollins Green constituency. Ofcom publishes nothing for single streets or postcodes, so this street may do better or worse; how the figures work.

Across the Ashworthy and Hollins Green constituency, 100% of premises get 4G indoors from at least one network, and 99% from all four (EE, O2, Three and Vodafone). For a particular address, try Ofcom's mobile checker, which predicts each network's signal.

Share of premises covered across the Ashworthy and Hollins Green constituency

Signal	From at least one network	From all four
4G indoors	100%	99%
Phone calls indoors	100%	99%
4G outdoors	100%	100%
5G outdoors	100%	91%

Water

This street's water is supplied by **Wessex Vale Water**.

Wessex Vale Water does not publish the hardness of its tap samples as open data; only Yorkshire Water, Wessex Water and Southern Water do.

Sources: water company supply areas (Water UK) and tap samples from Yorkshire Water, Wessex Water and Southern Water, from Stream, CC BY 4.0.

Nearest schools

Source: Get Information About Schools (Department for Education), 27 October 2026; Ofsted monthly management information as at September 2026. A distance with no walk or drive beside it is a straight line from the middle of the street to the school; catchments and admissions are not shown. Since November 2025 Ofsted gives report-card grades by area, not one overall grade; older grades stand until a school is re-inspected.

School	Phase	Ages	Distance	Inspection	Exam results
Ashworthy Primary School	Primary	3–11	On foot: 720 m (0.4 miles), 9 minutes	No published inspection	78% at the expected standard in reading, writing and maths, 7% at the higher standard (2025; 76% in 2024 and 61% in 2023)
St Aidan's CofE Primary School Church of England	Primary	4–11	On foot: 620 m (0.4 miles), 7 minutes	No published inspection	72% at the expected standard in reading, writing and maths, 14% at the higher standard (2025; 86% in 2024 and 74% in 2023)
Larkspur School	Secondary	11–18	On foot: 1.3 km (0.8 miles), 15 minutes	No published inspection	GCSE 2026 (provisional): Attainment 8 47.0 (46.0 in 2025 and 46.9 in 2024); 46.5% grade 5+ in English and maths A level 2025: average grade B-; 26.6% AAB or better; progress above average

School	Phase	Ages	Distance	Inspection	Exam results
Hollins Green Nursery School	Nursery	2–4	On foot: 1.5 km (0.9 miles), 18 minutes By bike: 7 minutes By car: 18 minutes	No published inspection	
Kingsmere Catholic Primary School Roman Catholic	Primary	4–11	On foot: 2.1 km (1.3 miles), 25 minutes By bike: 9 minutes By car: 4 minutes	No published inspection	78% at the expected standard in reading, writing and maths, 17% at the higher standard (2025; 70% in 2024 and 62% in 2023)
Riverside CofE Primary School Church of England	Primary	4–11	On foot: 1.7 km (1.1 miles), 21 minutes By bike: 8 minutes By car: 19 minutes	Good (May 2023, overall grade under the previous framework)	62% at the expected standard in reading, writing and maths, 7% at the higher standard (2025; 52% in 2024 and 66% in 2023)
St Bede's Academy	Secondary	11–19	On foot: 2.1 km (1.3 miles), 26 minutes By bike: 9 minutes By car: 16 minutes	Good (Nov 2023, overall grade under the previous framework)	GCSE 2026 (provisional): Attainment 8 47.7 (46.3 in 2025 and 48.8 in 2024); 51.6% grade 5+ in English and maths A level 2025: average grade B-; 24.2% AAB or better; progress above average
Meadowbank Primary School	Primary	3–11	On foot: 2.2 km (1.4 miles), 27 minutes By bike: 11 minutes By car: 17 minutes	Good (Mar 2023, overall grade under the previous framework)	64% at the expected standard in reading, writing and maths, 13% at the higher standard (2025; 54% in 2024 and 58% in 2023)
Brookfield CofE Primary School Church of England	Primary	3–11	On foot: 2.6 km (1.6 miles), 30 minutes By bike: 13 minutes By car: 19 minutes	Good (Oct 2023, overall grade under the previous framework)	33% at the expected standard in reading, writing and maths, 4% at the higher standard (2025; 34% in 2024 and 35% in 2023)
Beacon Hill Primary School	Primary	2–11	On foot: 2 km (1.3 miles), 24 minutes By bike: 9 minutes By car: 4 minutes	Good (Oct 2019, overall grade under the previous framework)	68% at the expected standard in reading, writing and maths, 9% at the higher standard (2025; 78% in 2024 and 57% in 2023)
Priory Lane Catholic School Roman Catholic	Secondary	11–19	On foot: 2.6 km (1.6 miles), 30 minutes By bike: 13 minutes By car: 19 minutes	Good (Oct 2023, overall grade under the previous framework)	GCSE 2026 (provisional): Attainment 8 34.7 (34.0 in 2025 and 40.4 in 2024); 30.9% grade 5+ in English and maths A level 2025: average grade D-; 3.3% AAB or better; progress well below average
Willow Bank CofE Primary School Church of England	Primary	4–11	On foot: 2.8 km (1.7 miles), 35 minutes By bike: 15 minutes By car: 20 minutes	No published inspection	54% at the expected standard in reading, writing and maths, 9% at the higher standard (2025; 62% in 2024 and 73% in 2023)

Walks, rides and drives are by the shortest and fastest routes on OpenStreetMap, worked out on our own server: walking at 5 km/h (3 mph), cycling at up to 15 km/h (9 mph), slower on paths and at junctions, driving without traffic. They start from the middle of the street and end at the school's own point on the map, which may not be its gate.

Exam results are from the Department for Education's school performance tables (Explore Education Statistics, Open Government Licence), for all pupils at each school. The middle school in England had 63% at the expected standard at the end of primary school (2025), Attainment 8 of 46.0 at GCSE (2026) and an A level average of C+ (2025). Attainment 8 adds up a pupil's grades in eight GCSEs, with English and maths counted twice (90 is the most), averaged over the school's pupils. Progress 8 compares pupils with others who had the same results at the end of primary school; it is not published for GCSEs in 2025 and 2026, as those pupils sat no primary tests during the pandemic. Small year groups swing from year to year, and figures for very small ones are withheld.

Nurseries and childcare

The ten nearest nurseries, pre-schools and clubs are all within 1.4 km (0.9 miles); the nearest is 630 m (0.4 miles) from the middle of the street.

Provider	Kind	Places	Latest inspection	Distance
Little Owls ZZ3 0EJ	Out-of-school day care (over fives)		Not inspected yet	On foot: 650 m (0.4 miles), 8 minutes
Meadowbank Kids ZZ3 0TU	Full day care	60	Good (Jul 2025, overall grade under the previous framework)	On foot: 1 km (0.6 miles), 12 minutes
Kingfisher Childcare ZZ3 7QH	Sessional day care (over fives)		Not inspected yet	On foot: 1.3 km (0.8 miles), 15 minutes
Willowbrook Childcare ZZ3 7TD	Out-of-school day care	104	Not inspected yet	On foot: 1.6 km (1 mile), 19 minutes By bike: 8 minutes By car: 3 minutes
Sunflowers ZZ3 7TD	Full day care		Not inspected yet	On foot: 1.6 km (1 mile), 19 minutes By bike: 8 minutes By car: 3 minutes
Hazel Tree Childcare ZZ4 1QY	Full day care	42	Outstanding (Nov 2023, overall grade under the previous framework)	On foot: 1.7 km (1 mile), 20 minutes By bike: 7 minutes By car: 18 minutes
Oak Hollow Kids ZZ3 0DW	Full day care	62	Outstanding (Jul 2023, overall grade under the previous framework)	On foot: 1.6 km (1 mile), 19 minutes By bike: 7 minutes By car: 4 minutes
Bramble Corner Childcare ZZ1 3UA	Out-of-school day care (over fives)		Not inspected yet	On foot: 1.8 km (1.1 miles), 22 minutes By bike: 9 minutes By car: 16 minutes
Treetops ZZ3 7PB	Out-of-school day care	48	Not inspected yet	On foot: 2.4 km (1.5 miles), 29 minutes By bike: 8 minutes By car: 4 minutes
Riverside Kids ZZ4 2AP	Sessional day care	20	Nov 2025: Expected standard in 2 areas, Needs attention in 4	On foot: 1.9 km (1.2 miles), 23 minutes By bike: 8 minutes By car: 17 minutes

Walks, rides and drives are by the shortest and fastest routes on OpenStreetMap, worked out on our own server: walking at 5 km/h (3 mph), cycling at up to 15 km/h (9 mph), slower on paths and at junctions, driving without traffic. They start from the middle of the street.

Ofsted also registers 330 childminders and 104 home childcarers (nannies) in Wessex Vale. It does not publish their addresses, so they cannot be shown here; the council's family information service lists those taking children.

Source: Ofsted, childcare providers and inspections management information, as at June 2026, Open Government Licence: providers on the Early Years and Childcare Registers on non-domestic premises, placed at their postcode. Since November 2025 Ofsted gives a standard for each of six areas (Exceptional, Strong, Expected, Needs attention, Urgent improvement) rather than one overall grade; older grades stand until a provider is

inspected again. A distance with no walk or drive beside it is a straight line from the middle of the street.

Food hygiene ratings nearby

Source: Food Standards Agency, Food Hygiene Rating Scheme, extract of 27 October 2026. Each rating is shown with the date it was given; a business may have been re-inspected since the extract. Within 500 m (0.3 miles) of the middle of the street.

Business	Type	Distance	Rating	Rated
The Copper Kettle ZZ3 0EE	School/college/university	100 m	5 Very good	27 Feb 2026
Larkspur Café ZZ4 1BD	School/college/university	290 m	5 Very good	2 Oct 2024
Mill Lane Bakery ZZ4 1AW	Hospitals/Childcare/Caring Premises	340 m	5 Very good	1 Oct 2025
The Fox and Hounds ZZ4 1AW	Pub/bar/nightclub	340 m	5 Very good	13 Feb 2025
Hollins Green Fish Bar ZZ3 0EQ	Pub/bar/nightclub	340 m	5 Very good	15 Feb 2024
Ashworthy Community Centre ZZ4 1AH	Retailers - other	350 m	5 Very good	10 Feb 2024
Golden Dragon ZZ4 1AH	Hotel/bed & breakfast/guest house	350 m	5 Very good	11 Oct 2023
The Old Granary ZZ4 1AH	Pub/bar/nightclub	350 m	5 Very good	3 Sep 2024
Kingsmere Care Home ZZ4 1AH	Restaurant/Cafe/Canteen	350 m	5 Very good	1 Oct 2025
Village Stores ZZ4 1AH	Takeaway/sandwich shop	350 m	5 Very good	29 Jul 2024
Larkspur Café ZZ4 1AH	Restaurant/Cafe/Canteen	350 m	5 Very good	3 Oct 2024
The Crown Inn ZZ4 1BU	Pub/bar/nightclub	460 m (0.3 miles)	4 Good	16 Dec 2025
Riverside Day Nursery ZZ4 1AG	Restaurant/Cafe/Canteen	470 m (0.3 miles)	5 Very good	1 Aug 2024
Ashworthy Sports Club ZZ4 1AG	Restaurant/Cafe/Canteen	470 m (0.3 miles)	5 Very good	1 Oct 2025
Pizza Corner ZZ4 1AG	Restaurant/Cafe/Canteen	470 m (0.3 miles)	5 Very good	5 Feb 2024

Crime within 250 m

Source: data.police.uk street-level crime, September 2025 to August 2026. Police forces move every crime to the nearest of about 760,000 anonymised map points before publishing, so these are crimes near this street, not on it, and a busy point can collect crimes from a wider area. Counts are of records, not convictions.

36 recorded crimes by category

Category	Crimes
Violence and sexual offences	11
Drugs	9
Anti-social behaviour	5
Vehicle crime	3
Public order	3
Criminal damage and arson	1
Bicycle theft	1
Theft from the person	1
Other theft	1
Burglary	1

Most of these are attached to: On or near Cooper Street (27); On or near Fern Close (5); On or near Abbots Way (4).

Policing

This street is policed by **Wessex Vale Police**. Of the 169,185 crimes it recorded in 2025/26 (April to March), **8.0%** had led to someone being charged or summonsed to court, against 9.3% across England and Wales.

In the 12 months November 2025 to October 2026 it answered **92.9%** of its 395,930 999 calls within 10 seconds, against a national target of 90% and 89.6% across England and Wales.

What happened to the crimes recorded in 2025/26

Outcome	Wessex Vale Police	England and Wales
Charged or summonsed	8.0%	9.3%
Dealt with out of court (caution, community resolution, penalty notice)	6.4%	4.4%
Closed with no suspect identified	36.0%	37.8%
Closed: the victim did not support further action	26.1%	25.4%
Closed: suspect identified, but not enough evidence	15.0%	15.1%
Other outcomes (not in the public interest, transferred elsewhere)	4.9%	3.9%
No outcome yet (still under investigation)	3.7%	4.0%

Each crime is counted under the outcome it had been given when the figures were taken, a few months after the year ended, so some recorded late in the year were still being investigated. Forces differ in the crimes they deal with (a city force has more shoplifting and fewer rural thefts), which changes these shares, so a difference from England and Wales is not by itself a measure of how well a force investigates. Fraud is not included: it is recorded nationally.

Sources: Home Office, Crime outcomes in England and Wales, open data tables, offences recorded in 2025/26, and 999 call answering data published on police.uk, Open Government Licence v3.0.

Road safety

Source: Department for Transport, road safety data (STATS19), collisions in 2021 to 2025, as published by November 2026. Collisions in which someone was hurt and which were reported to the police, within 150 m of the middle of any of this street's postcodes, or of the street. Severity is the worst injury as the police recorded it.

43 collisions in which someone was hurt were reported on and around the street in 2021 to 2025: **0 fatal**, **7 serious** and 36 slight, in which 7 people were seriously hurt. 2 involved a pedestrian; 28 involved a cyclist; 4 involved a motorcyclist; 3 involved a child under 16. 19% happened in the dark, and 7% on a wet or icy road. Most were on roads with a 30 mph limit.

By year

Year	Collisions	Fatal or serious
2021	10	2
2022	8	3
2023	9	1
2024	6	0
2025	10	1

The most recent 10 of 43

Date	Severity	Who was hurt	Road	Conditions
2 Dec 2025 13:35	Slight	1 person: 1 cyclist	Minor road, 20 mph	Daylight
17 Nov 2025 08:15	Slight	1 person: 1 cyclist, 1 child	B road, 30 mph	Daylight
10 Nov 2025 10:30	Slight	1 person: 1 cyclist	A road, 20 mph	Wet road
3 Nov 2025 18:30	Slight	1 person: 1 cyclist	Minor road, 20 mph	Dark, street lights on
3 Nov 2025 16:30	Slight	1 person: 1 motorcyclist	B road, 30 mph	Daylight

Date	Severity	Who was hurt	Road	Conditions
27 Sep 2025 13:20	Slight	1 person: 1 cyclist	B road, 30 mph	Daylight
27 Sep 2025 13:15	Slight	1 person: 1 cyclist	B road, 30 mph	Daylight
6 Sep 2025 09:25	Slight	1 person: 1 cyclist	A road, 20 mph	Daylight
17 Aug 2025 17:09	Serious	1 person: 1 cyclist	B road, 20 mph	Daylight
20 Jun 2025 10:55	Slight	1 person	Minor road, 20 mph	Daylight

Only collisions in which someone was hurt and which the police were told about are here: damage-only collisions and near misses are not, and some injuries are never reported. Positions are recorded by the police, usually to within a few metres. Each year's figures are published the following September.

Traffic on nearby roads

No traffic count point is within 500 m (0.3 miles) of the street's postcodes. The Department for Transport counts every motorway and A road and only a sample of minor roads, so a quiet residential street usually has none.

Source: Department for Transport, road traffic statistics, annual average daily flows to 2025, Open Government Licence. Distances are from the nearest postcode centre to each count point.

People and work

Source: ONS Census 2021, taken on 21 March 2021, for the 13 Output Areas (small census areas of about 125 households each) that this street's postcodes are in: 4,626 residents in 1,546 households. The census was taken during a lockdown, so working from home is high and travel to work low compared with now. ONS swaps a few records between neighbouring areas and adds small amounts of noise to counts to protect privacy, so small differences mean little. Industry is not published for areas this small.

Who lives here

	Around this street	England
Median age	30	40
Children under 15	14%	17%
Aged 65 and over	11%	18%

Homes

	Around this street	England
Owned (outright or with a mortgage)	47%	61%
Owned outright	26%	33%
Shared ownership	1%	1%
Social rented	11%	17%
Private rented	41%	21%

Work and commuting

	Around this street	England
Adults (16 and over) in work	54%	57%
Unemployment (of those working or looking for work)	6%	6%
Retired (of adults)	11%	22%
Long-term sick or disabled (of adults)	1%	4%
Work mainly from home (of those in work)	44%	32%

	Around this street	England
Travel to work by car or van	21%	48%
By train, Underground, metro or tram	under 1%	4%
By any public transport, including bus	6%	8%
On foot or by bicycle	28%	10%
Work within 10 km (6 miles) of home (of those who travel to work)	84%	65%
Work 30 km (19 miles) or more away	7%	8%

Education and languages

	Around this street	England
Degree or other higher qualification, Level 4+ (of adults)	57%	34%
No qualifications	9%	18%
Apprenticeship as highest qualification	2%	5%
Main language English (aged 3 and over)	80%	91%
Cannot speak English well or at all	2%	2%

Deprivation

The 6 neighbourhoods around this street are in deciles **4 to 10** of 10 on the English Indices of Deprivation 2025, where 1 is the most deprived tenth of England's 33,755 neighbourhoods and 10 the least.

Source: English Indices of Deprivation 2025 (Ministry of Housing, Communities and Local Government), by LSOA (about 1,500 people), through the ONS Postcode Directory. The index combines income, employment, health, education, crime, housing and living environment; it ranks areas against each other and does not describe any one household. Ranks in England and Wales are worked out separately and cannot be compared.

Politics

This street is in the **Ashworthy and Hollins Green** constituency. Its MP is **Alex Marlow**, Labour (Co-op).

2024 general election in Ashworthy and Hollins Green

Candidate	Party	Votes	Share	Change
Alex Marlow (elected)	Labour (Co-op)	19,541	49.7%	-6.8
Sam Okafor	Green Party	5,076	12.9%	+8.2
Jo Pemberton	Conservative	4,739	12.0%	-9.4
Priya Hallam	Liberal Democrat	3,437	8.7%	-5.3
Tom Ferrers	Independent Ashworthy Alliance	2,381	6.1%	
Ruth Calloway	Independent	1,761	4.5%	
Dev Anand-Lowe	Workers Party of Britain	615	1.6%	
Kate Ellery	Independent	600	1.5%	
Owen Prys	Rejoin EU	425	1.1%	
Grace Whitlow	Party of Women	337	0.9%	
Nadia Brent	Social Democratic Party	232	0.6%	
Luke Harcourt	Workers Revolutionary Party	197	0.5%	

Labour hold, with a majority of 14,465 votes (36.8%). 39,341 valid votes from an electorate of 71,845, a turnout of 55.3%.

Change is in percentage points of the vote on 2019, recalculated for the 2024 boundaries (the notional result), so it compares like with like where the constituency changed shape; it is blank where the party or candidate did not stand in 2019.

Sources: UK Parliament, election results for the 2024 general election, and the Members API for the current MP (as at 15 November 2026). Contains Parliamentary information licensed under the Open Parliament Licence v3.0.

Council: Hollins Green ward, Ashworthy

This street is mostly in this ward. Its latest election was on 7 May 2026.

7 May 2026 in Hollins Green

Candidate	Party	Votes
Megan Sollis (elected)	Green Party	969
Ian Treharne	Independent Ashworthy Alliance	749
Beth Kingsley	Labour	369
Raj Mistry-Hale	Reform UK	146
Fay Dunmore	Conservative	69
Colin Ashby	Liberal Democrat	44

Turnout 51.8%.

Also elected here in the four years before: 18 July 2024 (by-election), Megan Sollis (Green Party); 2 May 2024, Mira Castell (Labour).

County council: Larkspur division, Wessex Vale

This street is mostly in this division. Its latest election was on 1 May 2025.

1 May 2025 in Larkspur

Candidate	Party	Votes
Ewan Lockridge (elected)	Labour	1,091
Joy Pennick	Independent Ashworthy Alliance	913
Hugh Tarrant	Green Party	509
Lena Varga-Holt	Reform UK	261
Fay Dunmore	Conservative	161
Neil Brannock	Liberal Democrat	117
Ada Quist	Trade Unionist and Socialist Coalition	30

Turnout 36.5%.

Councils elect all their members every four years or a third of them in three years out of four, so the members for a ward can come from more than one election; a councillor may have changed party since being elected.

Source: council election candidates and results from Democracy Club, CC BY 4.0.

Getting around

Sources: Department for Transport, NaPTAN (every public transport stop), as at 31 October 2026; Office of Rail and Road, Estimates of station usage 2024–25 (which stations are on the National Rail network, and their journeys: entries and exits in the year to March); Ordnance Survey, OS Open Roads (main roads: a motorway junction is the nearest point on a slip road onto it, as OS gives no junction numbers); OpenStreetMap (© OpenStreetMap contributors, Open Database Licence: junction numbers and what is on the street, where volunteers have mapped them, as at 16 November 2026); OurAirports (public domain, kept by volunteers); car parks and charging points from Overture Maps Foundation, release 2026-10-21.0, which gathers business listings from Meta, Microsoft, Foursquare and others: not an official register, so some will be missing, private or out of date. A distance with no walk or drive beside it is a straight line from the middle of the street, not a route. None of this says how often anything runs. Stations opened since the end of ORR's year appear when ORR publishes the next one, each December; heritage railways are left out.

On the street: Street lighting. As mapped on OpenStreetMap.

	Nearest	Distance
Railway stations	Ashworthy Parkway 8.1 million journeys in 2024–25	On foot: 2.7 km (1.7 miles), 35 minutes By bike: 15 minutes By car: 16 minutes
	Hollins Green Halt 655,000 journeys in 2024–25	By bike: 7.5 km (4.7 miles), 35 minutes By car: 13 minutes
	Ashworthy 132,000 journeys in 2024–25	By bike: 8.6 km (5.3 miles), 35 minutes By car: 23 minutes
Bus stops	9 stops within 400 m (0.2 miles), 30 within 800 m (0.5 miles); nearest Hazel Grove Hollins Green	On foot: 230 m, 3 minutes
Bus or coach station	Ashworthy Bus Station Ashworthy Town Centre	On foot: 2.3 km (1.4 miles), 27 minutes By bike: 11 minutes By car: 18 minutes
Motorway junction	Junction 8A of the M40 Wheatley	By car: 10.8 km (6.7 miles), 13 minutes
A roads	A420	110 m
	A4158	660 m (0.4 miles)
	A4144	1.6 km (1 mile)
Car parks	3 within 800 m (0.5 miles); nearest Car park, Brook Street	On foot: 500 m (0.3 miles), 6 minutes
Airport with scheduled flights	Wessex Vale Airport WVX	By car: 106 km (66 miles), 1 hour 25 minutes

Walks, rides and drives are by the shortest and fastest routes on OpenStreetMap, worked out on our own server: walking at 5 km/h (3 mph), cycling at up to 15 km/h (9 mph), slower on paths and at junctions, driving without traffic. They start from the middle of the street.

EV charging

Source: ChargerStatus, from the charge point operators' own open data under the Public Charge Point Regulations 2023, as at 25 November 2026. Distances are straight lines from the middle of the street. Reliability is the share of time a site's chargers were working, over the days ChargerStatus has watched them; prices include VAT. How the figures work.

5 public charging sites within 1.6 km (1 mile); the nearest rapid charger, 300 kW, is 2.8 km (1.7 miles) away.

This list is not complete. It covers 22 of the 50 charging networks ChargerStatus follows. The data of the other 28 is not yet cleared for use in a paid report, so there may be more chargers nearby than are shown here, and a nearer rapid charger. The street's page on the site lists every network.

These are the figures as at 25 November 2026. Prices, the number of chargers and whether they are working change from day to day, so check before you rely on them: each site's name below links to its page on ChargerStatus (chargerstatus.com), which shows its live status and today's price.

Charging site	Network	Fastest	Chargers	Price	Reliability	Distance
Ashworthy Retail Park	ValeCharge	22.1 kW	4		100% working (8 days)	1 km (0.6 miles)
Hollins Green Service Station	Kestrel EV	6.9 kW	2	50p a kWh	100% working (14 days)	1.5 km (0.9 miles)
Kingsmere Road Car Park	Kestrel EV	6.9 kW	2	50p a kWh	100% working (14 days)	1.5 km (0.9 miles)
Ashworthy Leisure Centre	Kestrel EV	6.9 kW	1	50p a kWh	100% working (14 days)	1.5 km (0.9 miles)
Mill Lane Superstore	Kestrel EV	6.9 kW	1	50p a kWh	100% working (14 days)	1.5 km (0.9 miles)

The nearest rapid charger is Wessex Vale Services (Wessex Rapid, 300 kW), 2.8 km (1.7 miles) away.

Local services

Sources: NHS Organisation Data Service, as at 31 October 2026: GP practices, community pharmacies and dental practices with an NHS contract, open now, each placed at the centre of its postcode; hospitals are NHS trust and Welsh health board sites named as hospitals, and may not have an emergency department. Ratings and care homes: Care Quality Commission, latest ratings as at 2 November 2026 (England only; the CQC does not rate dental practices, and Wales's inspectorates give no ratings). Police stations and cash machines from Overture Maps Foundation, release 2026-10-21.0, which gathers business listings: not an official register, so some will be missing or out of date. A distance with no walk or drive beside it is a straight line from the middle of the street. Nothing here says whether a practice is taking new patients or a dentist new NHS patients.

	Nearest	Distance
GP surgeries	6 practices within 1.6 km (1 mile); nearest Larkspur Medical Centre CQC **Good** Dec 2016	On foot: 850 m (0.5 miles), 10 minutes
Pharmacies	6 pharmacies within 1.6 km (1 mile); nearest Hollins Green Pharmacy	On foot: 920 m (0.6 miles), 11 minutes
NHS dentists	7 practices within 1.6 km (1 mile); nearest Mill Lane Dental Practice	On foot: 850 m (0.5 miles), 10 minutes
Hospital	Ashworthy General Hospital	On foot: 1.8 km (1.1 miles), 21 minutes By bike: 8 minutes By car: 5 minutes
Care homes	5 homes within 1.6 km (1 mile); nearest Ashworthy care home CQC **Good** Jul 2018	On foot: 840 m (0.5 miles), 10 minutes
Police station	Ashworthy Police Station	On foot: 2 km (1.2 miles), 23 minutes By bike: 11 minutes By car: 21 minutes
Cash machines	1 machine within 800 m (0.5 miles); nearest Cash machine, Village Stores	On foot: 370 m, 4 minutes

Walks, rides and drives are by the shortest and fastest routes on OpenStreetMap, worked out on our own server: walking at 5 km/h (3 mph), cycling at up to 15 km/h (9 mph), slower on paths and at junctions, driving without traffic. They start from the middle of the street.

Parks and green space

Source: Ordnance Survey, OS Open Greenspace, April 2026: public parks and gardens, play spaces, playing fields and allotments, with their entrances. Distances are straight lines from the middle of the street to a site's nearest entrance (or its edge where none is recorded), not walking routes; sizes are the area OS maps for each site. Some sites, such as school playing fields, may not be open to the public.

	Nearest	Distance
Park or garden	5 within 800 m (0.5 miles); nearest Ashworthy Recreation Ground 7.8 ha	110 m
Largest park within 800 m (0.5 miles)	Kingsmere Playing Fields 23 ha	120 m
Play area	1 within 800 m (0.5 miles); nearest Unnamed 650 m²	350 m
Playing field	2 within 800 m (0.5 miles); nearest Hollins Green Park 3.8 ha	330 m
Allotments	2 within 800 m (0.5 miles); nearest Unnamed 1.4 ha	580 m (0.4 miles)

Within 800 m (0.5 miles): 5 parks and gardens, 35 hectares in all.

Landmarks

The nearest historic landmark is **Kingsmere Priory**, a listed building (Grade II*), 110 m west. 183 listed buildings are within 1 km (0.6 miles), 38 of them Grade I and 11 of them Grade II*.

Historic places

Name	What it is	From the middle of the street
Kingsmere Priory	Listed building, Grade II*	110 m west
Ashworthy Bridge	Listed building, Grade II*	410 m (0.3 miles) north-east

Name	What it is	From the middle of the street
Barn at Manor Farm	Listed building, Grade II*	460 m (0.3 miles) south-west
The Guildhall	Listed building, Grade I	530 m (0.3 miles) west
Larkspur House	Registered park or garden, Grade I	560 m (0.3 miles) west
Hollins Green War Memorial	Registered park or garden, Grade I	640 m (0.4 miles) north-west
Ashworthy Castle (remains)	Scheduled monument	1.1 km (0.7 miles) west
The Almshouses	Scheduled monument	1.6 km (1 mile) south-west
Toll House, Mill Lane	Scheduled monument	1.8 km (1.1 miles) west

Natural landmarks within 5 km (3.1 miles)

Name	What it is	From the middle of the street
Kingsmere Wood	Wood	330 m north-west
Ashworthy Common	Wood	640 m (0.4 miles) north-west
Hollins Brook Meadows	Lake or reservoir	1.2 km (0.8 miles) north-west
Beacon Hill	Hill	1.9 km (1.2 miles) west
Mill Pond	Island	1.9 km (1.2 miles) north-west
Larks Down	Valley	4.1 km (2.6 miles) south-west

Sources: Historic England's registers through planning.data.gov.uk (MHCLG), and Cadw through DataMapWales (Welsh Government): World Heritage Sites within 10 km (6.2 miles), battlefields within 5 km (3.1 miles), registered parks and gardens within 3 km (1.9 miles), scheduled monuments within 2 km (1.2 miles), and Grade I and II* listed buildings within 1 km (0.6 miles). Ordnance Survey, OS Open Names, October 2026: named hills, valleys, lakes, woods, wetlands and coast (it has no rivers). Distances are in a straight line to the middle of each site, and being on a register does not mean there is public access.

Air quality

Source: Defra, modelled background air pollution, annual means for 2024, for the 1 km square that holds the middle of the street. These are background levels, away from the kerb: beside a busy road nitrogen dioxide in particular can be several times higher. UK limits are the legal annual limits for England and Wales; the World Health Organization's 2021 guidelines are much stricter, and most towns and cities are above them.

Annual means in µg/m³ (micrograms per cubic metre of air)

Pollutant	Here	UK limit	WHO guideline
Nitrogen dioxide (NO2)	10.4	40	10
Fine particles (PM2.5)	7.0	20	5
Particles (PM10)	11.4	40	15

All three are within the UK legal limits; nitrogen dioxide and PM2.5 are above the WHO guideline, as in most towns and cities.

Road and rail noise

Source: Defra, strategic noise mapping Round 4 (England), modelled for 2021 and published in December 2023, and its airport maps of the same round for the fifteen largest English airports, published in April 2026: Lden, the average sound level over a whole day with extra weight for the evening and night, on a 10 m grid, read at each address. These are models of traffic, not measurements; they leave out smaller airports and airfields, industry and neighbours, and a room at the back of a house is often much quieter than the front. The World Health Organization's guidelines are 53 dB for road traffic, 54 dB for railways and 45 dB for aircraft (below the lowest level shown here).

Addresses by modelled noise level (Lden, dB)

Level in dB	Road traffic addresses	Railways addresses
70 to 74	1	0

Level in dB	Road traffic addresses	Railways addresses
65 to 69	53	0
60 to 64	247	0
55 to 59	136	0
Under 55	122	559

437 of the street's 559 addresses are modelled at 55 dB or more from road traffic, above the WHO guidelines.

Height above sea level

The street's 559 addresses are between **56 m** and **72 m** above sea level (61 m on average); the ground rises about 15 m from the lowest to the highest.

Source: Ordnance Survey, OS Terrain 50, July 2026: the height of the ground on a 50 m grid, read at each address, in metres above Ordnance Datum (mean sea level at Newlyn). It is the lie of the land, not floor or threshold levels, and is accurate to a few metres. Being low-lying is not in itself a flood risk; the flood section above says what the flood maps show.

The area

Figures that are much the same across a town, worked out for the home's own position. The site shows them for each local authority as a whole.

Climate

Over 1991 to 2020, July days here averaged a high of **23°C**, and February nights a low of **2°C**. About **713 mm** of rain fell in a year, most in November. A typical year had 35 days of air frost and 20 days above 25°C, and 17 days with 10 mm of rain or more.

Averages for 1991 to 2020, by month

Month	Average high	Average low	Rainfall
Jan	8°C	2°C	58 mm
Feb	8°C	2°C	48 mm
Mar	11°C	3°C	45 mm
Apr	14°C	5°C	51 mm
May	17°C	8°C	58 mm
Jun	20°C	11°C	52 mm
Jul	23°C	13°C	57 mm
Aug	22°C	13°C	65 mm
Sep	19°C	10°C	55 mm
Oct	15°C	8°C	77 mm
Nov	11°C	5°C	79 mm
Dec	8°C	2°C	69 mm

Source: Met Office, HadUK-Grid climate averages for 1991 to 2020, from weather station records spread onto a grid. Rainfall, frost and summer days are for the 2 km square around the home; daily highs and lows are published for 12 km squares only, so they have been moved by the difference between the 2 km square's average temperature and the 12 km square's. These are long-term averages, not a forecast: recent years have been warmer, and a valley bottom or a hilltop in the same square can differ by a degree or two.

Daylight through the year

On the shortest day, 21 December, the sun rises at 08:09 and sets at 15:56: **7 h 47 min** of daylight. On the longest, 21 June, it rises at 04:46 and sets at 21:27: **16 h 41 min**.

Sunrise and sunset on the 15th of each month, 2026

Month	Sunrise	Sunset	Daylight
Jan	08:04	16:24	8 h 19 min
Feb	07:18	17:19	10 h 00 min
Mar	06:18	18:09	11 h 51 min
Apr	06:08	20:01	13 h 54 min
May	05:11	20:51	15 h 39 min
Jun	04:45	21:25	16 h 40 min
Jul	05:04	21:17	16 h 13 min
Aug	05:49	20:28	14 h 39 min
Sep	06:39	19:20	12 h 41 min

Month	Sunrise	Sunset	Daylight
Oct	07:29	18:11	10 h 43 min
Nov	07:23	16:15	8 h 51 min
Dec	08:05	15:54	7 h 49 min

Worked out from the latitude and longitude of the home, in UK clock time (British Summer Time from the last Sunday in March to the last Sunday in October), for flat ground with a clear horizon. Hills, buildings and trees make the sun appear later and set earlier, and which way the windows face decides how much of it comes in.

Earthquakes

Since 1970 the British Geological Survey has recorded **16 earthquakes** of magnitude 2 or more within 50 km (31 miles) of the home; 3 of them were magnitude 3 or more. The largest was **magnitude 3.5**, centred near Kingsmere, Wessex Vale, 38.8 km (24 miles) north-east, on 8 September 2020. The most recent was magnitude 2.1, near Saxby, Wessex Vale, on 18 August 2025.

The largest earthquakes within 50 km (31 miles) since 1970

Date	Magnitude	Centred, and how far
8 Sep 2020	3.5	Near Kingsmere, Wessex Vale: 38.8 km (24 miles) north-east
26 Dec 1986	3.1	Near Brackley Heath, Wessex Vale: 19.1 km (12 miles) north-west
22 Sep 2020	3.0	Near Kingsmere, Wessex Vale: 42.1 km (26 miles) north-east
19 May 1997	2.7	Near Thornby, Wessex Vale: 28 km (17 miles) west
6 Mar 2016	2.3	Near Holt Marsh, Wessex Vale: 21.4 km (13 miles) east
18 Nov 1985	2.3	Near Fenwick, Wessex Vale: 31.3 km (19 miles) north-east
10 Nov 2024	2.2	Near Stowe Barton, Wessex Vale: 11.3 km (7 miles) east
4 Apr 2020	2.2	Near Ridgeway End, Wessex Vale: 28.7 km (18 miles) north

What the sizes mean: magnitude 2 is rarely felt and is found by instruments; magnitude 3 is often felt close by, like a heavy lorry passing, and does no harm; magnitude 4 is felt widely and can rattle windows and knock things off shelves, occasionally cracking plaster near the centre; magnitude 5 or more is rare in Britain, a few in fifty years, and can damage chimneys and old walls close to the centre. Each step up is about 30 times more energy.

Source: British Geological Survey earthquake database, every earthquake of magnitude 2 or more since 1970, as held in November 2026. Contains British Geological Survey materials © UKRI 2026. Distances are in a straight line to where BGS places the centre of each earthquake, which for older ones can be a few kilometres out. This is a record of earthquakes, not of the ground under the home: for coal mining and ground stability, ask your conveyancer about a mining search.

What this report cannot tell you

- Whether the energy certificate still describes the home: insulation, heating or extensions since the assessment change the rating.
- What the home is worth now: sales are the prices paid when homes changed hands.
- Whether this home floods, subsides or has other defects: the flood maps are models of areas, and the rest takes a survey.
- Who owns it, or what rights and restrictions affect it: that is in the title register.
- Planning applications, or how loud the home is inside: noise figures are models of road and rail traffic outside.
- Whether you would get a school place: distances are straight lines, not catchments.
- Who lives around the home now: census figures describe the small areas around the street in March 2021, during a lockdown.
- How long a journey takes or how often anything runs: transport distances are straight lines to the nearest stops.
- Whether a GP practice is taking new patients, or a dentist new NHS patients.
- How safe the street is: crimes are published at anonymised points nearby, and many are never reported; road collisions count only those in which someone was hurt and the police were told.

How each figure is matched to the home and street and worked out: methodology. Where every figure comes from and how often it is refreshed: about the data. If something in this report is wrong, or you have a question about your order, email hello@streetdossier.com with the order reference SAMPLE.

Questions to ask the seller

Our suggestions, not part of the record: questions you could put to the seller or their agent before you offer, or ask your conveyancer to raise. The first are prompted by what the records in this report show for this home and street; the rest are ones every buyer should ask.

1. **Why are you selling so soon?** It last sold in May 2026 for £442,500.
2. **Has the home ever flooded, and what does buildings insurance cost? Has a claim been made?** Floods were recorded over some of its postcodes, most recently in July 2007. Some addresses on its postcodes are in areas at risk of flooding (see Flood risk). Ask whether the insurance is through Flood Re, and check the address on the official flood risk service.
3. **Has the home had problems with ground gas, damp or contamination, and is there an environmental search?** A historic landfill site (Land off Glebe Road) is 70 m from the street (see Historic landfill). Conveyancers usually order an environmental search, which looks at landfill and contaminated land; ask whether one has been done and what it found.
4. **Did changes to the outside (windows, doors, extensions, trees) have the consents they needed?** The street is in a conservation area, where more work needs permission.
5. **Do you know of any building plans nearby?** Land near the street is on the council's register of brownfield sites suitable for housing (see Planning and heritage). Search the council's planning applications too: they are not in this report.
6. **Which mobile network do you use, and does it work indoors?** Ofcom's mobile checker predicts a signal indoors, good or variable, from only three of the four networks here (see Mobile signal at this home).
7. **Which council tax band is the home in?** A single home's band is not in any open data: it is on the Valuation Office Agency's checker on GOV.UK. Council tax, under This home, gives what each band costs a year.
8. **What building work has been done, and are there planning permissions, building regulations certificates and guarantees for it?** Extensions, loft conversions, new windows, rewiring, boilers and removed walls all need paperwork your conveyancer will ask for.
9. **Have there been disputes with neighbours, or about boundaries, parking, access or noise?** Sellers must answer honestly in the property information form; ask early.
10. **Has the home had damp, subsidence, structural movement or Japanese knotweed?** A survey looks for these; asking first tells you what to have checked.
11. **What is included in the sale, and is the sale part of a chain?** Fixtures and fittings, and when the seller could move.

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Appendix: every sale on the street

All 247 sales recorded on Larkspur Road, Ashworthy since January 1995, by house number: flats under their building, and at one address the newest sale first. From HM Land Registry Price Paid Data, matched by postcode and street name; a sale reaches the register two weeks to two months after completion.

Address	Date	Type	Price	Notes
2 ZZ3 0EE	28 Sep 2015	Semi-detached	£500,000	not a standard sale
3 ZZ4 1FN	26 Feb 2021	Flat or maisonette	£390,000	leasehold; not a standard sale
3 ZZ4 1FN	10 Apr 2007	Flat or maisonette	£233,950	new build; leasehold
3 ZZ4 1FN	3 Apr 2007	Flat or maisonette	£250,000	new build; leasehold
5 ZZ4 1FN	3 Apr 2007	Flat or maisonette	£250,000	new build; leasehold
7 ZZ4 1FN	11 Apr 2007	Flat or maisonette	£235,000	leasehold
9 ZZ4 1FN	11 Apr 2007	Flat or maisonette	£225,000	leasehold
11 ZZ4 1FN	3 Apr 2013	Flat or maisonette	£235,000	leasehold
11 ZZ4 1FN	27 Apr 2007	Flat or maisonette	£240,000	leasehold
17 ZZ4 1FN	27 Apr 2007	Flat or maisonette	£239,000	new build; leasehold
19 ZZ4 1FN	18 Apr 2007	Flat or maisonette	£249,950	new build; leasehold
21 ZZ4 1FN	27 Apr 2018	Flat or maisonette	£348,000	leasehold
21 ZZ4 1FN	11 Apr 2007	Flat or maisonette	£239,950	new build; leasehold
23 ZZ4 1FN	12 Apr 2007	Flat or maisonette	£236,250	leasehold
25 ZZ4 1FN	22 Sep 2021	Flat or maisonette	£340,000	leasehold
25 ZZ4 1FN	22 Feb 2012	Flat or maisonette	£247,000	leasehold
25 ZZ4 1FN	11 Apr 2007	Flat or maisonette	£235,000	leasehold
27 ZZ4 1FN	3 Apr 2007	Flat or maisonette	£325,000	new build; leasehold
228 ZZ3 0EJ	17 Feb 2017	Semi-detached	£585,000	
228 ZZ3 0EJ	4 Nov 2003	Semi-detached	£246,000	
228 ZZ3 0EJ	25 Jan 2002	Semi-detached	£155,000	
230 ZZ3 0EJ	3 Oct 2018	Terraced	£320,000	not a standard sale
230 ZZ3 0EJ	15 Nov 1996	Terraced	£75,000	
232 ZZ3 0EJ	5 Dec 2016	Terraced	£431,000	not a standard sale
234 ZZ3 0EJ	7 Jan 2026	Terraced	£500,000	
242 ZZ3 0EL	22 Dec 2020	Terraced	£463,000	
242 ZZ3 0EL	30 Apr 2010	Terraced	£314,500	
243 ZZ3 0EN	6 Sep 2002	Semi-detached	£185,000	
245 ZZ3 0EN	26 Nov 2021	Terraced	£410,000	
245 ZZ3 0EN	20 Sep 2002	Terraced	£200,000	
245 ZZ3 0EN	23 Oct 1998	Terraced	£118,000	
245 ZZ3 0EN	19 Jul 1995	Terraced	£60,000	
248 ZZ3 0EL	6 Nov 2016	Semi-detached	£400,000	
249 ZZ3 0EN	2 Mar 2016	Terraced	£325,000	
250 ZZ3 0EL	24 Aug 2018	Semi-detached	£421,000	
250 ZZ3 0EL	9 Aug 2011	Semi-detached	£330,000	
250 ZZ3 0EL	5 Apr 2001	Semi-detached	£183,000	
251 ZZ3 0EN	5 Nov 2004	Terraced	£220,000	
251 ZZ3 0EN	20 Jan 2003	Terraced	£210,000	
251 ZZ3 0EN	1 Mar 2001	Terraced	£137,000	
251 ZZ3 0EN	10 Mar 2000	Terraced	£130,000	
251 ZZ3 0EN	14 Jan 1999	Terraced	£85,000	
257 ZZ3 0EW	17 Dec 2018	Semi-detached	£515,000	not a standard sale
259 ZZ3 0EW	8 Aug 2023	Semi-detached	£733,000	
259 ZZ3 0EW	24 Jul 2015	Semi-detached	£580,000	
259 ZZ3 0EW	30 Oct 2009	Semi-detached	£256,000	

Address	Date	Type	Price	Notes
261 ZZ3 0EW	11 Apr 2007	Semi-detached	£284,950	
263 ZZ3 0EW	30 Aug 2023	Semi-detached	£575,000	
263 ZZ3 0EW	15 Feb 1999	Semi-detached	£99,000	
265B ZZ3 0EW	20 Nov 1998	Semi-detached	£100,000	
267 ZZ3 0EW	14 Feb 1997	Terraced	£93,000	
273 ZZ3 0EW	23 Jun 2017	Semi-detached	£435,000	
273 ZZ3 0EW	1 Sep 2005	Semi-detached	£105,000	
273 ZZ3 0EW	16 Jun 1995	Semi-detached	£72,000	
277 ZZ3 0EW	30 Oct 2015	Semi-detached	£350,000	
279 ZZ3 0EW	2 Jul 2012	Semi-detached	£297,500	
281 ZZ3 0EW	26 Apr 2019	Semi-detached	£380,000	not a standard sale
283 ZZ3 0EW	10 Aug 1998	Semi-detached	£88,000	
289 ZZ3 0EW	3 Feb 2025	Terraced	£525,000	
289 ZZ3 0EW	16 Jul 1999	Terraced	£95,000	
291 ZZ3 0EW	6 Jan 2026	Semi-detached	£535,000	
293 ZZ3 0EW	31 Jul 2025	Semi-detached	£406,000	
294 ZZ3 0JA	3 Mar 2006	Semi-detached	£244,000	
294 ZZ3 0JA	31 May 1996	Semi-detached	£88,000	
295A ZZ3 0EW	14 Feb 2008	Flat or maisonette	£250,000	leasehold
295B ZZ3 0EW	15 Feb 2008	Flat or maisonette	£250,000	leasehold
296 ZZ3 0JA	12 Feb 2009	Semi-detached	£230,000	
300 ZZ3 0JA	18 Sep 2009	Semi-detached	£345,000	
302 ZZ3 0JA	31 Jan 2020	Semi-detached	£500,000	not a standard sale
303 ZZ3 0EW	20 Oct 2005	Semi-detached	£262,000	
303 ZZ3 0EW	23 Aug 1996	Semi-detached	£88,000	
304 ZZ3 0JA	4 Mar 2021	Semi-detached	£540,000	not a standard sale
309 ZZ3 0EW	7 Sep 2018	Semi-detached	£378,000	
311 ZZ3 0EW	23 Jan 2019	Semi-detached	£355,000	
312 ZZ3 0JA	16 Jun 2023	Detached	£567,000	
312 ZZ3 0JA	6 Jul 2021	Detached	£783,247	not a standard sale
313 ZZ3 0EP	17 Jan 2020	Semi-detached	£405,000	
314 ZZ3 0JA	16 Oct 2009	Flat or maisonette	£172,000	
TOP FLAT, 314A ZZ3 0JA	22 Nov 2021	Flat or maisonette	£251,000	leasehold
TOP FLAT, 314A ZZ3 0JA	25 Apr 2008	Flat or maisonette	£185,000	leasehold
TOP FLAT, 314A ZZ3 0JA	30 Jan 2002	Flat or maisonette	£85,000	
TOP FLAT, 314A ZZ3 0JA	25 Sep 1998	Flat or maisonette	£67,500	leasehold
TOP FLAT, 314A ZZ3 0JA	2 Aug 1996	Flat or maisonette	£53,000	leasehold
315 ZZ3 0EP	20 Dec 2007	Semi-detached	£290,000	
315 ZZ3 0EP	20 Feb 2004	Semi-detached	£239,500	
315 ZZ3 0EP	24 Nov 1999	Semi-detached	£100,000	
316 ZZ3 0JA	27 Feb 2004	Terraced	£175,000	
317 ZZ3 0EP	5 Mar 2021	Terraced	£550,000	
317 ZZ3 0EP	4 Mar 2013	Terraced	£249,950	
318 ZZ3 0JA	20 Jul 2016	Terraced	£375,000	
318 ZZ3 0JA	26 Apr 2007	Semi-detached	£205,500	
319 ZZ3 0EP	30 Jul 2024	Semi-detached	£445,000	not a standard sale
321 ZZ3 0EP	25 Apr 2024	Semi-detached	£412,500	
321 ZZ3 0EP	21 Aug 2003	Semi-detached	£192,000	
325 ZZ3 0EP	16 Aug 2013	Semi-detached	£276,000	
327 ZZ3 0EP	22 May 2024	Semi-detached	£435,000	
331 ZZ3 0EP	19 Mar 2026	Semi-detached	£490,000	
333 ZZ3 0EP	27 Apr 2017	Semi-detached	£430,000	

Address	Date	Type	Price	Notes
333 ZZ3 0EP	14 May 2004	Semi-detached	£245,000	
337 ZZ3 0EP	10 May 2007	Detached	£250,000	
337 ZZ3 0EP	21 May 2004	Detached	£240,000	
339 ZZ3 0EP	18 Jul 2005	Semi-detached	£249,950	
341 ZZ3 0EP	29 Oct 2001	Semi-detached	£195,000	
341 ZZ3 0EP	15 Sep 2000	Semi-detached	£170,000	
343 ZZ3 0EP	21 Sep 2001	Semi-detached	£175,000	
345 ZZ3 0EP	28 Feb 2025	Semi-detached	£593,000	
345 ZZ3 0EP	11 Apr 1997	Semi-detached	£94,950	
345A ZZ3 0EP	6 Jul 2022	Semi-detached	£325,108	
354 ZZ3 0JB	17 Feb 2017	Semi-detached	£365,000	not a standard sale
354 ZZ3 0JB	3 Sep 2004	Semi-detached	£225,000	
354 ZZ3 0JB	27 Nov 1998	Semi-detached	£92,000	
354 ZZ3 0JB	26 Nov 1996	Semi-detached	£73,500	
356 ZZ3 0JB	20 Jul 2007	Semi-detached	£250,000	
356 ZZ3 0JB	1 Jun 2001	Semi-detached	£150,000	
356 ZZ3 0JB	22 Oct 1999	Semi-detached	£125,000	
356 ZZ3 0JB	26 Jun 1998	Semi-detached	£89,000	
358 ZZ3 0JB	1 Dec 1995	Semi-detached	£65,000	
360 ZZ3 0JB	16 May 2014	Semi-detached	£340,000	not a standard sale
360 ZZ3 0JB	14 Feb 2006	Semi-detached	£215,000	
362 ZZ3 0JB	11 Feb 2005	Semi-detached	£220,000	
362 ZZ3 0JB	31 Mar 2004	Semi-detached	£215,000	
362 ZZ3 0JB	28 May 1999	Semi-detached	£105,000	
366 ZZ3 0JD	23 Feb 2021	Semi-detached	£455,000	not a standard sale
366 ZZ3 0JD	29 Mar 2017	Semi-detached	£430,000	
366 ZZ3 0JD	11 Jul 1995	Semi-detached	£94,000	
368 ZZ3 0JD	9 Jan 2023	Semi-detached	£425,000	
370 ZZ3 0JD	30 May 2024	Semi-detached	£460,000	
370 ZZ3 0JD	7 Aug 2014	Semi-detached	£340,000	
370 ZZ3 0JD	10 Jun 1996	Terraced	£79,000	
372 ZZ3 0JD	3 Mar 2000	Semi-detached	£128,000	
374 ZZ3 0JD	19 Dec 2003	Semi-detached	£204,500	
376 ZZ3 0JD	29 Jan 1999	Semi-detached	£105,000	
376 ZZ3 0JD	28 Feb 1995	Semi-detached	£65,000	
378 ZZ3 0JD	3 Sep 2003	Semi-detached	£227,000	
380 ZZ3 0JD	29 Jul 2011	Semi-detached	£370,000	
380 ZZ3 0JD	21 Dec 2009	Semi-detached	£339,950	
380 ZZ3 0JD	3 Sep 1999	Semi-detached	£159,950	
382 ZZ3 0JD	29 Oct 2007	Detached	£335,000	
383 ZZ3 0JF	1 Oct 1999	Semi-detached	£89,000	
385 ZZ3 0JF	10 Jan 2020	Terraced	£360,000	
386 ZZ3 0JD	27 Aug 2021	Semi-detached	£441,000	
386 ZZ3 0JD	27 Apr 2001	Semi-detached	£165,000	
388 ZZ3 0JD	20 May 2004	Semi-detached	£218,500	
391 ZZ3 0JF	26 May 2026	Terraced	£442,500	
392 ZZ3 0JD	22 Dec 2020	Semi-detached	£570,000	
392 ZZ3 0JD	2 Sep 2011	Semi-detached	£250,000	
392 ZZ3 0JD	20 Dec 1999	Semi-detached	£130,000	
393 ZZ3 0JF	15 Feb 2019	Semi-detached	£330,000	
393 ZZ3 0JF	31 Oct 2002	Semi-detached	£147,500	
393 ZZ3 0JF	23 Apr 1999	Semi-detached	£76,500	

Address	Date	Type	Price	Notes
393 ZZ3 0JF	21 Mar 1997	Semi-detached	£57,950	
396 ZZ3 0JD	16 Jan 2020	Semi-detached	£417,500	
396 ZZ3 0JD	26 Apr 2019	Semi-detached	£319,000	
396 ZZ3 0JD	26 Apr 2019	Semi-detached	£270,000	not a standard sale
396 ZZ3 0JD	27 Mar 1997	Semi-detached	£68,000	
402 ZZ3 0JE	29 Jun 2021	Other	£315,000	not a standard sale
402 ZZ3 0JE	2 May 2017	Other	£201,450	not a standard sale
402A ZZ3 0JE	18 Jun 2021	Semi-detached	£440,000	not a standard sale
402A ZZ3 0JE	27 Aug 2004	Semi-detached	£290,000	
402A ZZ3 0JE	1 Oct 1999	Semi-detached	£120,000	
404 ZZ3 0JE	1 Jun 1998	Semi-detached	£90,000	
406 ZZ3 0JE	14 May 1997	Semi-detached	£76,500	
408 ZZ3 0JE	24 Aug 2020	Semi-detached	£400,000	
408 ZZ3 0JE	23 Aug 2007	Semi-detached	£270,000	
408 ZZ3 0JE	11 Oct 1996	Semi-detached	£73,300	
410 ZZ3 0JE	19 May 2014	Semi-detached	£333,000	
410 ZZ3 0JE	7 Apr 2004	Semi-detached	£195,000	
411 ZZ3 0JG	24 Sep 1999	Semi-detached	£81,000	
412 ZZ3 0JE	17 Nov 2006	Semi-detached	£260,000	
412 ZZ3 0JE	31 Jan 1997	Semi-detached	£70,000	
416 ZZ3 0JE	23 Oct 2019	Semi-detached	£450,000	
418 ZZ3 0JE	2 Apr 1998	Semi-detached	£115,000	
418 ZZ3 0JE	14 Nov 1997	Semi-detached	£70,000	
420 ZZ3 0JE	19 May 2000	Terraced	£132,000	
420 ZZ3 0JE	13 Dec 1996	Terraced	£71,000	
422 ZZ3 0JE	21 Dec 2004	Semi-detached	£218,500	
422 ZZ3 0JE	31 Mar 2004	Semi-detached	£212,500	
422 ZZ3 0JE	10 Oct 1996	Semi-detached	£70,000	
423 ZZ3 0JG	5 May 2009	Semi-detached	£207,000	
424 ZZ3 0JE	15 May 2014	Terraced	£325,000	
424 ZZ3 0JE	16 Feb 2007	Terraced	£245,000	
425 ZZ3 0JG	20 Apr 2022	Semi-detached	£450,000	
426 ZZ3 0JE	22 Sep 2015	Terraced	£335,000	
426 ZZ3 0JE	23 May 1996	Semi-detached	£70,000	
427 ZZ3 0JG	13 Apr 2005	Semi-detached	£206,000	
428 ZZ3 0JE	10 Feb 2003	Semi-detached	£185,000	
429 ZZ3 0JG	21 Dec 1998	Semi-detached	£85,000	
430 ZZ3 0JE	6 Sep 2013	Semi-detached	£410,000	
430A ZZ3 0JE	11 Feb 2026	Terraced	£420,000	
430A ZZ3 0JE	16 May 2014	Terraced	£330,000	
430A ZZ3 0JE	18 Jan 2013	Semi-detached	£351,750	
431 ZZ3 0JG	13 Nov 2015	Semi-detached	£366,500	
433 ZZ3 0JG	19 Mar 2004	Semi-detached	£210,500	
433 ZZ3 0JG	1 Feb 1999	Semi-detached	£96,000	
433 ZZ3 0JG	1 Nov 1995	Semi-detached	£63,500	
435 ZZ3 0JG	19 Jan 2021	Semi-detached	£361,000	
438 ZZ3 0JE	1 Sep 2016	Semi-detached	£335,000	
439 ZZ3 0JG	4 Dec 2025	Semi-detached	£450,000	
439 ZZ3 0JG	21 Dec 2012	Semi-detached	£285,000	
439 ZZ3 0JG	15 Oct 2009	Semi-detached	£185,000	
439 ZZ3 0JG	28 Sep 2001	Semi-detached	£147,500	
441 ZZ3 0JG	17 Jan 2000	Semi-detached	£125,000	

Address	Date	Type	Price	Notes
442 ZZ3 0JE	15 Dec 2003	Semi-detached	£235,000	
444 ZZ3 0JE	18 Jul 2003	Semi-detached	£218,000	
445 ZZ3 0JG	23 Dec 2014	Semi-detached	£325,000	
447 ZZ3 0JG	24 Nov 2005	Semi-detached	£200,000	
447 ZZ3 0JG	12 Sep 1996	Semi-detached	£68,500	
448 ZZ3 0JE	10 Feb 2011	Semi-detached	£430,000	
449 ZZ3 0JG	27 Mar 2026	Semi-detached	£505,000	not a standard sale
449 ZZ3 0JG	15 Nov 2005	Semi-detached	£220,000	
451 ZZ3 0JG	28 May 2013	Semi-detached	£274,000	
455 ZZ3 0JQ	20 Dec 2012	Semi-detached	£243,000	
455 ZZ3 0JQ	26 Feb 1999	Semi-detached	£105,000	
455 ZZ3 0JQ	27 Mar 1997	Semi-detached	£74,000	
455 ZZ3 0JQ	31 Mar 1995	Semi-detached	£68,000	
457 ZZ3 0JQ	26 Jul 2018	Semi-detached	£390,000	
459 ZZ3 0JQ	3 Jul 2015	Semi-detached	£368,064	
461 ZZ3 0JQ	7 Dec 2018	Terraced	£318,000	
463 ZZ3 0JQ	19 Aug 2022	Terraced	£372,500	
463 ZZ3 0JQ	18 Aug 2015	Terraced	£330,000	
463 ZZ3 0JQ	12 Oct 2012	Semi-detached	£229,500	
463 ZZ3 0JQ	30 May 2008	Semi-detached	£238,000	
463 ZZ3 0JQ	31 Jul 1998	Semi-detached	£83,000	
463 ZZ3 0JQ	25 Mar 1997	Semi-detached	£60,000	
467 ZZ3 0JQ	30 Jul 2015	Terraced	£312,000	
469 ZZ3 0JQ	5 Jan 2021	Semi-detached	£410,000	
471 ZZ3 0JQ	17 Jul 1998	Semi-detached	£85,000	
473 ZZ3 0JQ	14 Jan 2000	Semi-detached	£127,500	
473 ZZ3 0JQ	26 Jan 1999	Semi-detached	£85,000	
473A ZZ3 0JQ	19 Aug 2022	Flat or maisonette	£210,000	leasehold
475 ZZ3 0JQ	13 Dec 2022	Semi-detached	£455,000	
475 ZZ3 0JQ	2 Jun 2015	Semi-detached	£330,000	
475 ZZ3 0JQ	7 Oct 2011	Semi-detached	£230,000	
475 ZZ3 0JQ	15 Apr 2002	Semi-detached	£136,500	
477 ZZ3 0JQ	11 Dec 2006	Semi-detached	£225,000	
477 ZZ3 0JQ	12 Oct 2000	Semi-detached	£118,500	
477 ZZ3 0JQ	31 Dec 1997	Semi-detached	£84,000	
479 ZZ3 0JQ	27 Jan 2016	Terraced	£355,000	
481 ZZ3 0JQ	28 Jul 2010	Semi-detached	£287,500	
483 ZZ3 0JQ	12 Sep 1996	Semi-detached	£72,000	
485 ZZ3 0JQ	5 Dec 2005	Semi-detached	£375,000	
485 ZZ3 0JQ	28 Mar 1997	Semi-detached	£58,000	
487 ZZ3 0JQ	5 Dec 2005	Semi-detached	£475,000	
487 ZZ3 0JQ	28 Jun 2002	Semi-detached	£250,000	
489 ZZ3 0JQ	13 Jan 2017	Other	£391,500	not a standard sale
491 ZZ3 0JQ	10 Sep 2015	Other	£50,000	leasehold; not a standard sale
491A ZZ3 0JQ	12 Apr 1995	Semi-detached	£132,000	

Not a standard sale: a repossession, a buy-to-let sale to a company, a transfer or similar, which may not reflect the home's market value.