



SAMPLE REPORT - This address and all data shown are entirely fictional, for illustration purposes only.

FULL ADDRESS REPORT

25 Bannister Road, Yaxton, YX15 6KH

Yaxton North & Bannister

Report generated: 21 September 2026

Prepared for: Sample Report ·

This report is a snapshot of publicly available data as of the date of generation. Data reflects conditions at the time of production and will not update automatically. Rankings and statistics are based on data available from municipal open data portals and may not reflect subsequent changes. This report is for informational purposes only and does not constitute professional advice. Uncovero makes no warranties regarding the accuracy or completeness of third-party data. Order reference: SAMPLE-NOT-A-REAL-ORDER

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Property Sale Prices

Current Sale Prices by Property Type

Type	Sales	Median Sale Price	Average Sale Price
Semi-Detached	14	£289,500	£294,200
Terraced	22	£241,000	£238,750
Detached	6	£412,000	£421,300
Flat/Maisonette	9	£168,500	£171,200

Sales figures reflect the Yaxton district as a whole, not 25 Bannister Road, Yaxton, YX15 6KH specifically - HM Land Registry Price Paid Data does not publish sales volume at the individual community level.

HM Land Registry Price Paid Data only publishes sales volume at the All Residential level - a breakdown by property type is not available.

This Property's Sale History

Date	Type	Price
Mar 1998	Semi-Detached	£74,950
Jul 2004		£132,000
Nov 2011		£178,500
May 2016		£219,950
Sep 2021		£267,000

Sale history for this specific address, matched by house number and street name against HM Land Registry Price Paid Data. Named properties (no street number) cannot currently be matched this way.

Nearby Schools

School types: **LA** = Local Authority maintained · **VC** = Voluntary Controlled (LA-funded, often faith) · **VA** = Voluntary Aided (faith school, more independent) · **Academy** = Independently operated, state-funded · **Free School** = Academy opened by parents, teachers or community groups · **Foundation** = State-funded, governing body owns land/buildings

Ofsted ratings: Schools inspected before September 2024 receive a single overall grade (Outstanding / Good / Requires improvement / Inadequate). Schools inspected under Ofsted's reformed framework (September 2024 onwards) instead receive separate grades for each area assessed (e.g. Safeguarding, Curriculum, Achievement) - there is no single overall grade for these inspections. Many independent schools are inspected by the Independent Schools Inspectorate (ISI) rather than Ofsted, and are not included in the Ofsted ratings shown here regardless of inspection outcome. No Ofsted rating shown does not necessarily mean a school has not been inspected.

Yaxtonshire County Council

Primary

School	Distance
Yaxton Church of England Primary School Ofsted: Good (11 Apr 2023)	0.4 mi

Secondary

School	Distance
Yaxton Community College Ofsted: Requires improvement (2 Jun 2023)	1.4 mi

Diocese of Yaxton

Primary

School	Distance
St Aldric's Voluntary Aided Primary School Ofsted: Outstanding (25 Jan 2022)	0.9 mi

Fieldway Academy Trust

Primary

School	Distance
Bannister Fields Academy Ofsted: Good (14 Feb 2024)	1.2 mi

Northfield Academy Trust

Secondary

School	Distance
The Northfield School Ofsted: Good (19 Oct 2021)	2.4 mi

Schools within approximately 1.9 mi of this address. Source: Department for Education (Get Information About Schools).

Health

Hospitals & Clinics

Distances are walking or driving distance as appropriate. Data may be incomplete.

Name	Distance
Yaxton Minor Injuries Unit	1.3 mi
Bannister Vale Walk-In Centre	2.1 mi

Doctors (GP Surgeries)

Name	Distance
Yaxton North Surgery	0.3 mi
The Elmside Practice	0.7 mi
Fieldway Medical Centre	1.2 mi

Dentists

Name	Distance
Yaxton Dental Practice	0.4 mi
Bannister Road Dental Surgery	0.6 mi
Smile Yaxton	1.1 mi
Northfield Family Dentist	1.6 mi

Pharmacies

Name	Distance
Boots Yaxton	0.4 mi
Yaxton Pharmacy	0.5 mi
Well Pharmacy - Bannister Road	0.6 mi
LloydsPharmacy Yaxton	0.9 mi
Fieldway Pharmacy	1.4 mi

Health data sourced from OpenStreetMap contributors.

Transport

6

BUS STOPS WITHIN 0.6 MI

1.9 mi

NEAREST NATIONAL RAIL STATION

Bus Stops within 0.6 mi

Stop Name	Distance
Bannister Road (opp) · 12, 14	0.1 mi
Yaxton High Street · 12, 14, 27	0.3 mi
Elmside Corner · 27	0.4 mi
Fieldway Junction · 12	0.6 mi

National Rail Stations within 5.0 mi

Station	Distance
Yaxton Parkway	1.9 mi
Northfield Halt	4.0 mi

Stop data sourced from Traveline / Department for Transport. Distances are walking or driving distance as appropriate.

Amenities

Supermarkets

Name	Distance
Tesco Express - Yaxton	0.2 mi
Sainsbury's Local Bannister Road	0.6 mi

Cafes & Coffee Shops

Name	Distance
The Yaxton Bean	0.2 mi
Costa Coffee	0.3 mi
Elmside Coffee House	0.5 mi
Greggs	0.4 mi

Gyms & Fitness

Name	Distance
PureGym Yaxton	0.7 mi
Fieldway Leisure Centre	1.1 mi

Restaurants

Showing the nearest 4 with a recorded name (7 total nearby).

Name	Distance
The Bannister Arms	0.2 mi
Yaxton Tandoori	0.3 mi
Pizza Express	0.4 mi
The Old Mill Carvery	0.8 mi

Amenity data sourced from OpenStreetMap contributors.

Environment

Major Parks

Name	Area	Distance
Bannister Fields Park	---	0.2 mi
Yaxton Riverside Meadows	---	0.8 mi

Distance to nearest park access point. Source: municipal open data.

Air Quality

8.4 PM2.5 (2024), ?G/M³	14.2 NO2 (2024), ?G/M³	1.1 SO2 (2024), ?G/M³	2 OZONE: DAYS >120? G/M³ (2024)	0.3 BENZENE (2024), ? G/M³
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UK Air Quality Objectives (annual mean): PM2.5 20µg/m³, NO2 40µg/m³. WHO 2021 guidelines (annual mean): PM2.5 5µg/m³, NO2 10µg/m³. Shown as named reference points, not a safety assessment.

Local authority population-weighted average PM2.5 (2024): 9.1µg/m³. Source: DEFRA.

The following pages show the historical trend for each pollutant, based on the nearest available 1km modelled grid estimate for this location.

PM2.5 Trend (2020–2024)



PM2.5, µg/m³. Source: DEFRA Pollution Climate Mapping model.

UK Air Quality Objective (annual mean): 20µg/m³. WHO 2021 guideline (annual mean): 5µg/m³. Shown as named reference points, not a safety assessment.

NO2 Trend (2020–2024)



NO2, µg/m³. Source: DEFRA Pollution Climate Mapping model.

UK Air Quality Objective (annual mean): 40µg/m³. WHO 2021 guideline (annual mean): 10µg/m³. Shown as named reference points, not a safety assessment.

SO2 Trend (2020–2024)



SO2, µg/m³. Source: DEFRA Pollution Climate Mapping model.

The UK's SO2 limit values are set as short-term (hourly and daily mean) thresholds rather than an annual mean, so there is no directly comparable annual-mean reference figure for this chart. A separate ecosystem-protection critical level exists for annual/winter mean SO2, but this does not apply to built-up areas.

Ozone Trend (2020–2024)



Ozone, days >120µg/m³. Source: DEFRA Pollution Climate Mapping model.

UK/EU target value: no more than 25 days per calendar year (averaged over 3 years) with a daily maximum 8-hour mean above 120µg/m³ - the same measure shown in this chart.

Benzene Trend (2020–2024)



Benzene, µg/m³. Source: DEFRA Pollution Climate Mapping model.

UK/EU annual mean limit value: 5µg/m³. WHO does not publish a simple guideline value for benzene, as it is assessed using a cancer unit-risk framework rather than a threshold concentration.

Mobile Coverage

Coverage type	EE	Three	O2	Vodafone
4G Data (Outdoor)				
4G Data (Indoor)				
4G Voice (Outdoor)				
4G Voice (Indoor)				

Signal bars: 4 = full coverage · 3 = good · 2 = fair · 1 = limited · 0 = no signal. Outdoor and indoor coverage assessed separately for data and voice.

5G Coverage

61%



Premises with reliable outdoor 5G from at least one operator. Constituency-level estimate, July 2025.

4G data. Source: Ofcom Connected Nations 2025.

Licensed Businesses

84

ACTIVE BUSINESSES

5

NEW IN LAST 90 DAYS

Businesses by Category

Category	Count
Retail	21
Restaurants & Bars	14
Hair, Beauty & Wellness	11
Professional Services	9
Cafes & Takeaway	8
Gyms & Fitness	4
Banks & Finance	3

Source: OpenStreetMap contributors (ODbL). Active listings only. Radius: 1.2 mi from this address.

Political Representation

MEMBER OF PARLIAMENT	Fictional Name - Sample MP Member of Parliament · Yaxton & Bannister · Sample Party
COUNTY COUNCILLOR	Fictional Name - Sample Councillor County Councillor · Yaxton North & Bannister · Sample Party

Representative data sourced from the UK Parliament Members API. Data reflects elected officials at time of report generation.

Safety

98	34	61	38.2
TOTAL INCIDENTS (2024)	VIOLENT CRIMES (2024)	PROPERTY CRIMES (2024)	INCIDENTS PER 1,000 RESIDENTS (2024)

Trend: Decreasing (2021 to 2024)

Incidents by Year

Year	Total Incidents
2024	98
2023	109
2022	121
2021	138
2020	142

Incidents by Category (2024)

Category	Count
Anti-Social Behaviour	24
Violent Crime	19
Vehicle Crime	13
Shoplifting	11
Burglary	9
Criminal Damage & Arson	8
Public Order	6

Category	Count
Other Theft	5
Bicycle Theft	4
Drugs	3
Theft from the Person	2
Robbery	2
Other Crime	2
Possession of Weapons	1

Source: Sample Police Force (fictional). Data reflects reported incidents only. Most current available data is for 2024. City median = the midpoint value across residential communities in Yaxton North & Bannister with recorded incidents in that year - industrial areas, parks, and non-residential zones are excluded. Half of residential communities recorded fewer incidents than the median, half recorded more. A higher or lower figure than the median does not constitute a safety rating or recommendation. UK police data is anonymised to general locations for privacy reasons, not exact addresses. The crime figures shown reflect a 0.6 mi radius around this address, not this specific address alone. In a small town or village, this radius may include most or all of that town. Always treat these figures as describing the general area, not this specific property.

Flood Risk



Figures above reflect this postcode only. Each address is individually assessed by the Environment Agency - these are address counts, not a single area-wide rating. Addresses not counted here are Very Low risk.

Groundwater flood alert area: Low. This is a separate assessment of flooding from rising groundwater (e.g. in chalk areas), distinct from the river/sea/surface water risk above.

Source: Environment Agency flood risk data (OGL). Figures reflect modelled flood probability, not a record of past flooding. Data may change over time.