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# Bluebell Warden Bluebell Residences, University of Warwick, University of Warwick

Property overview — EPC, sales, area trends

C

Current: C Potential: B

Energy Performance Certificate

A

B

C

D

E

F

G

IDENTIFIERS

UPRN 200001567273

Building ref 10005045802

Certificate (LMK) 14b7dde29767225b...

AT A GLANCE

113.0

FLOOR AREA

(M<sup>2</sup>)

2.5

CO<sub>2</sub> (T/YEAR)

127

ENERGY

(KWH/M<sup>2</sup>/YR)

ESTIMATED COSTS — CURRENT VS POTENTIAL

HEATING

£883

Potential

£883

HOT WATER

£259

Potential

£176

LIGHTING

£172

Potential

£172

Source: Source: EPC Open Data (DLUHC)

FULL EPC DATA

► [Open full certificate \(all fields\)](#)

WHO PAID WHAT, WHEN

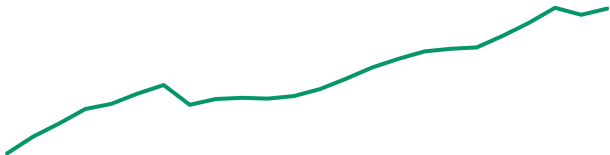
DATE	ADDRESS	PRICE	£/M <sup>2</sup>
18 Dec 2025	THE OLD COTTAGE	£250,000	£2,212/m <sup>2</sup>
18 Dec 2025	HOME FARM HOUSE	£730,000	£6,460/m <sup>2</sup>
12 Dec 2025	20 FALKLAND PLACE	£195,000	£1,726/m <sup>2</sup>
12 Dec 2025	52 BARKUS CLOSE	£295,000	£2,611/m <sup>2</sup>

DATE	ADDRESS	PRICE	£/M <sup>2</sup>
12 Dec 2025	17 THE SIDINGS	£267,000	£2,363/m <sup>2</sup>
9 Dec 2025	11 SANDSTONE PLACE	£377,500	£3,341/m <sup>2</sup>
9 Dec 2025	32A CHAPEL STREET	£405,000	£3,584/m <sup>2</sup>
8 Dec 2025	24 FAIRLANDS PARK	£740,000	£6,549/m <sup>2</sup>
5 Dec 2025	10 WELSH ROAD WEST	£380,000	£3,363/m <sup>2</sup>
5 Dec 2025	23 LAKIN DRIVE	£330,000	£2,920/m <sup>2</sup>
5 Dec 2025	5 MILL ROAD	£215,860	£1,910/m <sup>2</sup>
5 Dec 2025	4 LIAS CLOSE	£256,000	£2,265/m <sup>2</sup>
3 Dec 2025	25 ST WULSTAN WAY	£285,000	£2,522/m <sup>2</sup>
1 Dec 2025	4 NIMROD AVENUE	£355,000	£3,142/m <sup>2</sup>
1 Dec 2025	6 KINGFISHER DRIVE	£470,000	£4,159/m <sup>2</sup>

Source: HM Land Registry Price Paid Data

UK HOUSE PRICE INDEX

England    £287,270    +70.6%    01/12/2024



Source: UK House Price Index (HM Land Registry)

HOW TO IMPROVE YOUR EPC

Solar water heating

— £4,000 - £6,000

**Solar photovoltaic panels, 2.5 kWp**

— £3,500 - £5,500

Source: EPC Open Data (DLUHC)

**FLOOD WARNINGS**

River Arrow and River Alne — River Blythe in Warwickshire — River Leam and River Itchen  
— River Anker and River Sence — Middle Tame — Upper Tame

Source: Environment Agency

**BROADBAND & MOBILE**

Check coverage on Ofcom's checker (opens in new tab).

[Broadband coverage](#)

[Mobile coverage](#)

Source: Ofcom

**INVESTMENT YIELD**

Value estimate: £312,500 (Median of recent sales (Price Paid Data))

Rental data not yet integrated for yield.

Source: HM Land Registry (Price Paid, UKHPI). Rental: coming soon.

**CRIME & SAFETY**

Last 3 months: 45 incidents reported.

- violent crime: 14
- bicycle theft: 12
- other theft: 8
- burglary: 2
- criminal damage arson: 2
- shoplifting: 2

Source: data.police.uk (Open Government Licence)

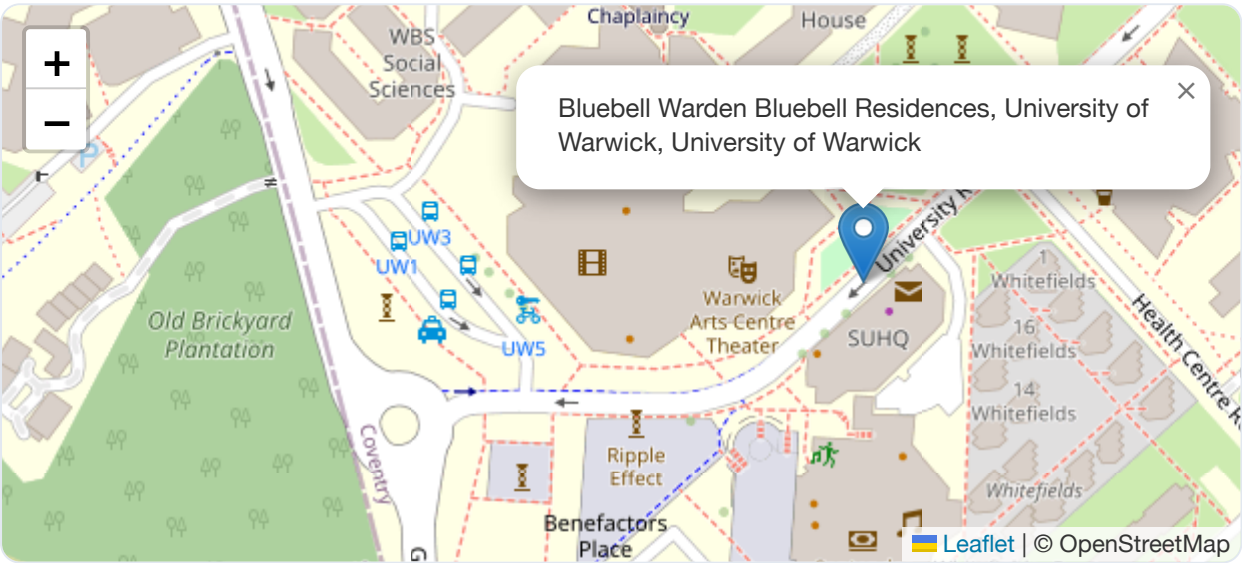
TITLE & OWNERSHIP

Order the official title register from HM Land Registry.

[Order title register from GOV.UK](#)

Source: HM Land Registry

MAP



Save this property

Add to your profile and choose your relationship to this property.

Your name

e.g. Jane Smith

I am the

Owner

▼

Save to my profile