homedata

Sample report
24 Oct 2026

RENTAL MARKET APPRAISAL

Harvey Lane, Norwich NR7

4-bedroom house · market rent from 100 comparable lettings nearby, weighted by distance.

THE NEAREST LETTINGS

£1,295	£1,500	£1,500	£1,395	£1,700
0.18 mi · NR1 4JY house	0.26 mi · NR7 9NR semi-detached	0.36 mi · NR1 4LJ house	0.44 mi · NR1 4JR detached	0.60 mi · NR7 0BJ house

ESTIMATED MARKET RENT

£1,536 a month

£354 a week · likely between £1,310 and £2,135



Affordable rent (80%)	£1,229 pcm · £283 pw
Confidence	Medium
Comparables used	100
Search radius	4 miles
Lettings data to	24 Oct 2026

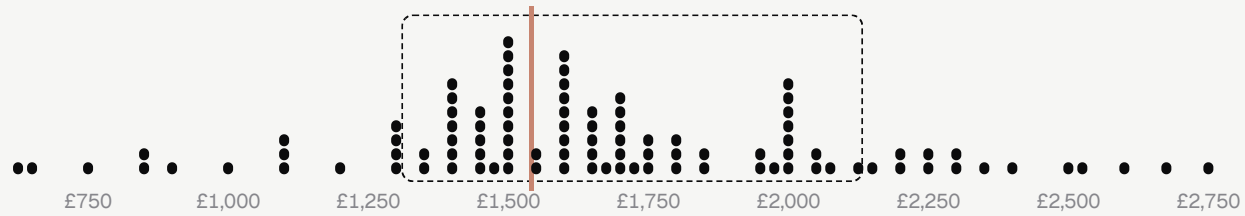
Within ¼ mile	Within 1 mile	Median asking rent	Middle half of rents
1 letting	14 lettings	£1,600	£1,450–£1,980

+ THE EVIDENCE

Where the figure comes from

Every letting below is a 4-bedroom house, advertised to let in the six months to 24 October 2026. Closer homes count for more, so the 1 letting within a quarter of a mile carries more weight than the rest.

All 100 asking rents, a month



£1,536
Estimate (weighted)

£1,310–£2,135
Likely range, dashed

£628–£2,750
Lowest to highest

How far away

Within ¼ mile		1
¼ to ½ mile		3
½ to 1 mile		10
1 to 2 miles		80
Beyond 2 miles		6

Reading the range

The likely range is where the true market rent sits in eight cases out of ten, measured by testing the method against lettings whose rent we knew. Confidence is **medium**.

Market rent, month	Market rent, week	Affordable rent, month	Affordable rent, week
£1,536	£354	£1,229	£283

+ COMPARABLES

100 comparable lettings

Weight is each letting's share of the estimate. In your own report each letting shows its photo. Remove any letting in the online report and the figures recalculate.

#	POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
1	NR1 4JY	4 bed house	0.18 mi	£1,295	£299	11 Jun 26	off market c. 27 Jun 26	16.7%
2	NR7 9NR	4 bed semi-detached	0.26 mi	£1,500	£346	17 Jul 26	withdrawn 6 Aug 26	15.9%
3	NR1 4LJ	4 bed house	0.36 mi	£1,500	£346	19 Oct 26	still listed	8.2%
4	NR1 4JR	4 bed detached	0.44 mi	£1,395	£322	30 Mar 26	withdrawn 7 May 26	5.4%
5	NR7 0BJ	4 bed house	0.60 mi	£1,700	£392	20 May 26	withdrawn 23 Jul 26	2.9%
6	NR7 0BJ	4 bed house	0.60 mi	£1,500	£346	11 Jun 26	off market c. 27 Jun 26	2.9%
7	NR1 4BB	4 bed terraced	0.74 mi	£1,495	£345	24 Jul 26	withdrawn 9 Sep 26	1.9%
8	NR1 1GH	4 bed house	0.82 mi	£1,750	£404	8 Mar 26	withdrawn 1 Jun 26	1.5%
9	NR1 1GH	4 bed house	0.82 mi	£1,700	£392	2 Sep 26	still listed	1.6%
10	NR1 1EU	4 bed house	0.83 mi	£1,850	£427	16 Jun 26	withdrawn 4 Aug 26	1.5%
11	NR1 1GH	4 bed house	0.84 mi	£1,650	£381	8 May 26	withdrawn 14 May 26	1.5%
12	NR1 1HH	4 bed house	0.89 mi	£650	£150	29 Jun 26	withdrawn 16 Oct 26	1.3%
13	NR7 9LE	4 bed semi-detached	0.92 mi	£1,000	£231	12 Jun 26	off market c. 28 Jun 26	1.2%
14	NR1 1SL	4 bed terraced	0.94 mi	£1,600	£369	26 Mar 26	withdrawn 22 Jul 26	1.2%
15	NR3 1NP	4 bed terraced	1.01 mi	£2,669	£616	22 Oct 26	still listed	1.0%
16	NR7 0NA	4 bed house	1.12 mi	£1,800	£415	29 Apr 26	withdrawn 20 May 26	0.8%
17	NR3 4TB	4 bed terraced	1.12 mi	£1,450	£335	1 Oct 26	still listed	0.8%
18	NR3 4TB	4 bed end of terrace	1.12 mi	£1,400	£323	11 Oct 26	still listed	0.8%
19	NR3 4TB	4 bed terraced	1.12 mi	£900	£208	12 Jun 26	off market c. 28 Jun 26	0.8%
20	NR1 1NN	4 bed house	1.20 mi	£1,675	£387	12 Oct 26	withdrawn 13 Oct 26	0.7%
21	NR1 1QA	4 bed house	1.20 mi	£1,295	£299	11 Jun 26	off market c. 27 Jun 26	0.7%
22	NR1 1WS	4 bed semi-detached	1.22 mi	£1,395	£322	11 Jun 26	off market c. 27 Jun 26	0.7%
23	NR3 1GS	4 bed terraced	1.26 mi	£1,750	£404	1 Oct 26	still listed	0.7%
24	NR3 1SF	4 bed terraced	1.27 mi	£2,200	£508	1 May 26	withdrawn 6 Jul 26	0.6%
25	NR3 4PH	4 bed house	1.28 mi	£1,720	£397	11 Jun 26	off market c. 27 Jun 26	0.6%
26	NR3 4QE	4 bed terraced	1.28 mi	£1,500	£346	3 Jun 26	withdrawn 6 Oct 26	0.6%
27	NR3 1SG	4 bed terraced	1.29 mi	£1,750	£404	22 Oct 26	still listed	0.6%
28	NR3 1SG	4 bed terraced	1.29 mi	£1,700	£392	12 Jun 26	off market c. 28 Jun 26	0.6%

#	POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
29	NR3 4PH	4 bed terraced	1.32 mi	£2,000	£462	17 Apr 26	withdrawn 13 Oct 26	0.6%
30	NR1 1RD	4 bed house	1.32 mi	£1,650	£381	10 Sep 26	withdrawn 23 Sep 26	0.6%
31	NR1 2BL	4 bed house	1.34 mi	£1,400	£323	10 May 26	withdrawn 13 Jun 26	0.6%
32	NR3 1ES	4 bed terraced	1.35 mi	£2,300	£531	1 Oct 26	still listed	0.6%
33	NR3 4JN	4 bed house	1.37 mi	£2,400	£554	13 Nov 25	withdrawn 24 Jun 26	0.6%
34	NR3 1BN	4 bed terraced	1.38 mi	£1,600	£369	21 Aug 26	withdrawn 30 Sep 26	0.5%
35	NR7 0TP	4 bed detached	1.40 mi	£1,450	£335	15 May 26	withdrawn 16 Jun 26	0.5%
36	NR7 0UU	4 bed detached	1.43 mi	£1,550	£358	14 May 26	withdrawn 30 Jun 26	0.5%
37	NR7 8ER	4 bed detached	1.44 mi	£1,950	£450	6 Mar 26	withdrawn 27 Apr 26	0.5%
38	NR3 4AN	4 bed house	1.45 mi	£2,600	£600	14 Oct 26	still listed	0.5%
39	NR3 3BN	4 bed terraced	1.50 mi	£1,500	£346	18 Sep 26	let 15 Oct 26	0.5%
40	NR14 8TX	4 bed house	1.51 mi	£1,195	£276	11 Jun 26	off market c. 27 Jun 26	0.5%
41	NR3 3BY	4 bed house	1.54 mi	£2,500	£577	7 Jul 26	withdrawn 4 Aug 26	0.4%
42	NR3 1EF	4 bed end of terrace	1.55 mi	£1,600	£369	20 Nov 25	withdrawn 29 Sep 26	0.4%
43	NR1 3PP	4 bed terraced	1.55 mi	£1,595	£368	2 Sep 26	withdrawn 7 Sep 26	0.4%
44	NR3 3DP	4 bed terraced	1.55 mi	£628	£145	5 Jan 26	still listed	0.4%
45	NR7 0YQ	4 bed semi-detached	1.59 mi	£1,350	£312	24 Aug 26	let 28 Sep 26	0.4%
46	NR7 0GN	4 bed semi-detached	1.59 mi	£850	£196	11 Jun 26	off market c. 27 Jun 26	0.4%
47	NR3 3DE	4 bed terraced	1.59 mi	£750	£173	11 Jun 26	off market c. 27 Jun 26	0.4%
48	NR1 3AS	4 bed house	1.63 mi	£1,600	£369	17 Aug 26	off market c. 2 Sep 26	0.4%
49	NR1 3AS	4 bed terraced	1.63 mi	£1,475	£340	7 Jul 26	withdrawn 30 Sep 26	0.4%
50	NR3 3AX	4 bed house	1.66 mi	£1,700	£392	7 Jul 26	withdrawn 29 Jul 26	0.4%
51	NR7 0RT	4 bed detached	1.66 mi	£1,695	£391	7 May 26	withdrawn 6 Jul 26	0.4%
52	NR2 1ET	4 bed house	1.67 mi	£1,600	£369	8 Aug 26	withdrawn 24 Sep 26	0.4%
53	NR7 8US	4 bed terraced	1.67 mi	£1,500	£346	29 Apr 26	withdrawn 9 May 26	0.4%
54	NR13 6UB	4 bed semi-detached	1.72 mi	£1,850	£427	10 Sep 26	withdrawn 16 Sep 26	0.4%
55	NR14 8UH	4 bed detached	1.73 mi	£2,300	£531	8 May 26	withdrawn 24 Jun 26	0.3%
56	NR13 6UB	4 bed detached	1.73 mi	£2,125	£490	8 Oct 26	withdrawn 14 Oct 26	0.3%
57	NR13 6TX	4 bed semi-detached	1.73 mi	£1,975	£456	17 Mar 26	withdrawn 7 Jul 26	0.3%
58	NR13 6UB	4 bed semi-detached	1.73 mi	£1,950	£450	3 Sep 26	withdrawn 10 Sep 26	0.4%
59	NR13 6UB	4 bed semi-detached	1.74 mi	£2,000	£462	4 Aug 26	withdrawn 12 Aug 26	0.3%
60	NR3 3EU	4 bed terraced	1.74 mi	£850	£196	11 Jun 26	off market c. 27 Jun 26	0.3%

#	POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
61	NR13 6UB	4 bed detached	1.75 mi	£2,250	£519	30 Apr 26	withdrawn 8 May 26	0.3%
62	NR13 6TX	4 bed detached	1.75 mi	£2,150	£496	8 May 26	withdrawn 14 May 26	0.3%
63	NR13 6UB	4 bed detached	1.75 mi	£2,075	£479	6 Aug 26	withdrawn 12 Aug 26	0.3%
64	NR13 6TZ	4 bed detached	1.76 mi	£2,050	£473	22 Oct 26	still listed	0.3%
65	NR1 2HA	4 bed semi-detached	1.77 mi	£1,300	£300	14 May 26	withdrawn 1 Jul 26	0.3%
66	NR2 1NY	4 bed semi-detached	1.78 mi	£2,520	£582	2 Apr 26	withdrawn 9 Jun 26	0.3%
67	NR1 3SB	4 bed house	1.78 mi	£1,650	£381	23 Jul 26	withdrawn 11 Sep 26	0.3%
68	NR3 3HX	4 bed detached	1.78 mi	£1,100	£254	12 Jun 26	off market c. 28 Jun 26	0.3%
69	NR7 8ES	4 bed detached	1.79 mi	£1,400	£323	2 Jul 26	withdrawn 4 Jul 26	0.3%
70	NR1 3QX	4 bed semi-detached	1.80 mi	£1,700	£392	16 Jul 26	withdrawn 4 Aug 26	0.3%
71	NR6 7BT	4 bed house	1.80 mi	£1,600	£369	9 Oct 26	let 20 Oct 26	0.3%
72	NR13 5BQ	4 bed detached	1.81 mi	£2,200	£508	8 Jun 26	withdrawn 30 Jul 26	0.3%
73	NR6 7BT	4 bed semi-detached	1.81 mi	£1,595	£368	2 Apr 26	withdrawn 9 Jul 26	0.3%
74	NR1 3RA	4 bed semi-detached	1.81 mi	£1,450	£335	23 Oct 26	still listed	0.3%
75	NR1 3SP	4 bed end of terrace	1.83 mi	£1,450	£335	16 Oct 26	withdrawn 23 Oct 26	0.3%
76	NR1 2PT	4 bed house	1.84 mi	£1,500	£346	11 Jun 26	off market c. 27 Jun 26	0.3%
77	NR3 2ET	4 bed house	1.84 mi	£1,095	£253	12 Jun 26	off market c. 28 Jun 26	0.3%
78	NR2 2TL	4 bed end of terrace	1.85 mi	£2,000	£462	5 Aug 26	withdrawn 25 Aug 26	0.3%
79	NR2 4QJ	4 bed house	1.85 mi	£1,995	£460	7 Apr 26	withdrawn 5 May 26	0.3%
80	NR3 3JJ	4 bed detached	1.86 mi	£1,100	£254	11 Jun 26	off market c. 27 Jun 26	0.3%
81	NR3 2DW	4 bed house	1.91 mi	£2,000	£462	23 Mar 26	withdrawn 8 Jun 26	0.3%
82	NR13 5BJ	4 bed detached	1.93 mi	£2,000	£462	4 Aug 26	still listed	0.3%
83	NR13 6UE	4 bed house	1.93 mi	£1,500	£346	19 Oct 26	still listed	0.3%
84	NR2 2TA	4 bed terraced	1.93 mi	£1,350	£312	11 Jun 26	off market c. 27 Jun 26	0.3%
85	NR2 4QS	4 bed terraced	1.94 mi	£2,040	£471	1 Oct 26	still listed	0.3%
86	NR2 2TH	4 bed terraced	1.94 mi	£1,550	£358	25 Sep 26	withdrawn 7 Oct 26	0.3%
87	NR2 2TH	4 bed terraced	1.94 mi	£1,300	£300	11 Jun 26	off market c. 27 Jun 26	0.3%
88	NR3 2DW	4 bed house	1.95 mi	£1,500	£346	14 May 26	withdrawn 11 Aug 26	0.3%
89	NR3 2DW	4 bed house	1.95 mi	£1,450	£335	2 Sep 26	withdrawn 1 Oct 26	0.3%
90	NR3 3NL	4 bed semi-detached	1.96 mi	£2,750	£635	25 Mar 26	withdrawn 21 May 26	0.3%
91	NR3 3NL	4 bed semi-detached	1.96 mi	£2,250	£519	20 Jul 26	withdrawn 7 Oct 26	0.3%
92	NR2 2TD	4 bed house	1.99 mi	£2,350	£542	4 Mar 26	withdrawn 28 Jul 26	0.3%

#	POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
93	NR7 8UL	4 bed detached	1.99 mi	**£2,000**	£462	27 Aug 26	let 7 Oct 26	0.3%
94	NR7 8UL	4 bed house	1.99 mi	**£1,400**	£323	11 Jun 26	off market c. 27 Jun 26	0.3%
95	NR13 5BH	4 bed detached	2.01 mi	**£1,650**	£381	24 Apr 26	withdrawn 18 Jun 26	0.3%
96	NR13 6UX	4 bed detached	2.02 mi	**£1,800**	£415	3 Sep 26	withdrawn 7 Sep 26	0.3%
97	NR2 4BJ	4 bed end of terrace	2.02 mi	**£1,640**	£378	11 Jun 26	off market c. 27 Jun 26	0.3%
98	NR2 2RL	4 bed terraced	2.03 mi	**£1,800**	£415	26 May 26	withdrawn 14 Jul 26	0.3%
99	NR2 2HB	4 bed terraced	2.03 mi	**£1,400**	£323	20 Feb 26	withdrawn 13 Jul 26	0.3%
100	NR2 4BU	4 bed terraced	2.04 mi	**£1,600**	£369	21 Sep 26	still listed	0.3%

+ METHOD AND SOURCES

How this appraisal was made

The comparables

We take lettings of homes with the same number of bedrooms and the same kind of property (house, flat or room; terraced, semi-detached and detached houses are compared together), on the market at some point in the six months to the appraisal date. We start 4 miles out and widen until 100 are found, up to 32 miles; this one needed 4 miles. The home's own adverts and repeat adverts for the same home are left out.

The estimate

Each letting is weighted by the inverse square of its distance, so a home a quarter of a mile away counts sixteen times as much as one a mile away. Distances under a quarter of a mile are treated as a quarter, so no single neighbour dominates. Rents far outside the local pattern are set aside.

The likely range

Fitted by leaving each known letting out in turn and checking how close the method gets to it. The range covers eight in ten of those tests.

Weekly and affordable rent

Weekly rent is the monthly figure times 12, divided by 52. Affordable rent is 80% of market rent. Check whether your rent policy applies the cap including service charges.

Sources

Lettings from Home.co.uk's record of homes advertised to let across Great Britain, updated daily; this appraisal uses data to 24 October 2026. Photos from the Homedata image store, where available.

What this is, and is not

An evidence-based estimate of open-market rent from asking rents nearby. It is not a RICS Red Book valuation and the home has not been inspected. Asking rents can differ from agreed rents.

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