UK Property-Tech Start-Up Wants to Make ‘Area Checks’ as Normal as House Surveys

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£1.99 report runs 47 graded checks on an area before buyers or renters make their move

A UK property-tech start-up is challenging homebuyers and renters to think beyond the four walls of their next home by asking a simple question: **how well do you really know the area you’re moving to?**

Area Autopsy has launched a low-cost online area report that **runs 47 graded checks on a UK location**, helping homebuyers and renters investigate the area around a potential new home before committing to one of the biggest decisions they’ll make.

While buyers routinely arrange property surveys, searches and valuations, researching the wider area can often amount to a few viewings, a drive around and a look at Google Maps.

Area Autopsy wants to change that.

For **£1.99**, users can enter an area and generate a report that runs 47 graded checks across factors including:

- Crime
- Schools
- Transport
- Housing
- Local amenities
- Environment
- Demographics
- Parking and accessibility
- Noise and other potential considerations

The idea is simple **you check the house. Area Autopsy helps you check the area.**

“You can’t move the neighbourhood”

Area Autopsy co-founder Zaradan Rumbelow said:

“People can spend hundreds of thousands of pounds buying a property and hundreds more having the building checked, but sometimes the research into the actual area consists of driving around for 20 minutes and looking at Google Maps.

“You can change the kitchen, decorate the bedrooms and replace the bathroom. You can’t move the road, the railway or the neighbourhood.

“We want checking the area to become as normal as checking the house.”

The platform isn’t intended to tell somebody whether they should or shouldn’t live somewhere. Instead, its 47 graded checks bring together information that can help buyers and renters spot things they may want to investigate further before making their move.

Zaradan Rumbelow added:

“There isn’t really a universally ‘good’ or ‘bad’ area because everybody wants something different. A

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Scan Me:

busy location with great transport links could be perfect for one person and completely wrong for somebody looking for peace and quiet.

“We’re not trying to make the decision for people. We’re trying to give them more information before they make it.”

Greater transparency for renters

Area Autopsy also believes area intelligence could become increasingly useful for **prospective tenants as the Renters’ Rights reforms change the private rental market**.

With tenants having greater flexibility to end tenancies, understanding an area before moving in could become even more important for both renters and landlords.

Giving prospective tenants greater transparency about a neighbourhood before they commit could help people make better-informed decisions about whether an area is right for them, potentially reducing avoidable early departures and the associated costs, administration and time for landlords and letting agents.

Zaradan Rumbelow said:

“Renters don’t want to go through the expense and hassle of moving somewhere only to discover a few weeks later that the area isn’t right for them.

“And from a landlord’s perspective, having a tenant move in who has done their research and genuinely wants to live in that area has obvious benefits too.

“Greater transparency before somebody moves in should be positive for both sides.”

A £1.99 check before a potentially £200k+ decision

Area Autopsy has deliberately been priced at **£1.99 per report**, with no subscription required.

The founders believe the combination of **47 graded checks and a £1.99 price point** could help make checking an area another routine step in the moving process, alongside viewing properties, arranging mortgages, instructing solicitors and commissioning surveys.

The service is aimed not only at homebuyers, but also renters and people simply wanting to learn more about where they already live.

Area Autopsy is also working with property professionals who can introduce the reports to their own clients.

The next property check?

The ambition behind the business is ultimately bigger than selling individual reports.

Area Autopsy wants to establish the idea of an **“area check”** as a normal part of moving home.

Zaradan Rumbelow said:

“When you buy a used car, you wouldn’t just look at the photographs and hope for the best. You check its history.

“Property is probably the biggest purchase most of us will ever make. We think knowing more about the area before committing just makes sense.

“Our message is simple - **don’t buy blind.**”

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