

Property report — HD1 2NS

Open-data due diligence for the HD1 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

£266,357

sector HD1 2 · 7 sales

POPULATION

7,222

sector HD1 2

CRIMES RECORDED

148

sector HD1 2 · 2026-04

SCHOOLS

11

district HD1

FLOOD RISK

Low

sector HD1 2

GIGABIT BROADBAND

79%

sector HD1 2 of premises

Sold prices on this postcode

Date	Price	Address	Type
2025-06-23	£235	37 OUTCOTE BANK	Other

Date	Price	Address	Type
2018-03-16	£64,000	FLAT A, 31 OUTCOTE BANK	Terraced
2018-03-16	£52,500	33 OUTCOTE BANK	Terraced
2012-10-25	£50,000	31 OUTCOTE BANK	Terraced
2008-07-31	£65,000	37 OUTCOTE BANK	Terraced
2003-04-24	£39,950	35 OUTCOTE BANK	Terraced
1999-06-04	£12,500	33 OUTCOTE BANK	Terraced
1995-12-29	£15,000	35 OUTCOTE BANK	Terraced
1995-11-17	£12,500	37 OUTCOTE BANK	Terraced

9 recorded sales on HD1 2NS. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Spring Grove Junior Infant and Nursery School	0.2 mi	Primary	—
Mount Pleasant Primary School	0.6 mi	Primary	Good (2022)
Hillside Primary School	0.7 mi	Primary	—
Brambles Primary Academy	0.7 mi	Primary	Good (2023)
Paddock Junior Infant and Nursery School	0.9 mi	Primary	—
Moldgreen Community Primary School	1.0 mi	Primary	Good (2022)

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

Flood risk

No modelled flood risk is recorded for HD1 2NS in the EA Risk of Flooding from Rivers and Sea dataset.

Source: Environment Agency (Risk of Flooding from Rivers and Sea). Indicative, not an official flood search.

How granular is this?

Measure	DISTRICT HD1	SECTOR HD1 2	POSTCODE HD1 2NS
Average sold price	£181,515	£266,357	£34,632
Population	40,890	7,222	—
Deprivation decile	2/10	2/10	—
Crimes recorded	596	148	—
Schools	11	—	—
Flood risk	High	Low	Low
Gigabit broadband	90%	79%	100%
Superfast broadband	99%	94%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD1 2); the postcode column is built from the layers that go finer (sold transactions, Ofcom broadband). Sources: HM Land Registry · Police.uk · Ofsted/GIAS · ONS & IoD2025 · Environment Agency · Ofcom.

Your next steps

Get the official title document

The HM Land Registry title register shows the legal owner, price paid and any charges or covenants. Official copy, £7.

[View the title document at HM Land Registry →](#)

Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD1 2NS.

[Compare conveyancing quotes →](#)

We may earn a referral fee if you instruct a conveyancer through this link. It never changes your price, and you are always free to choose your own.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.