

# Property report — HD1 3HZ

Open-data due diligence for the HD1 3 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£130,587**

sector HD1 3 · 66 sales

POPULATION

**20,695**

sector HD1 3

CRIMES RECORDED

**117**

sector HD1 3 · 2026-04

SCHOOLS

**3**

sector HD1 3

FLOOD RISK

**High**

sector HD1 3

GIGABIT BROADBAND

**85%**

sector HD1 3 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2025-02-07	£75,000	32 FENTON SQUARE	Terraced

Date	Price	Address	Type
2024-07-26	£247,500	18 FENTON SQUARE	Terraced
2023-08-21	£67,100	32 FENTON SQUARE	Terraced
2022-05-27	£126,000	24 FENTON SQUARE	Terraced
2022-05-26	£35,500	36 FENTON SQUARE	Flat
2013-02-01	£57,000	32 FENTON SQUARE	Terraced
2010-09-20	£59,000	36 FENTON SQUARE	Flat
2008-07-11	£152,000	22 FENTON SQUARE	Terraced
2007-06-29	£85,000	20A FENTON SQUARE	Terraced
2006-01-20	£19,000	32 FENTON SQUARE	Terraced
2005-08-31	£72,000	22 FENTON SQUARE	Terraced

11 recorded sales on HD1 3HZ. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase
Spring Grove Junior Infant and Nursery School	0.1 mi	Primary
Mount Pleasant Primary School	0.5 mi	Primary
Paddock Junior Infant and Nursery School	0.6 mi	Primary
Brambles Primary Academy	0.7 mi	Primary
Hillside Primary School	0.9 mi	Primary
Luck Lane, A Share Primary Academy	0.9 mi	Primary

Straight-line distance from the postcode. Source: Get Information about Schools (DfE).

## Flood risk

No modelled flood risk is recorded for HD1 3HZ 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 3	POSTCODE HD1 3HZ
Average sold price	£181,515	£130,587	£90,464
Population	40,890	20,695	—
Deprivation decile	2/10	2/10	—
Crimes recorded	596	117	—
Schools	11	3	—
Flood risk	High	High	Low
Gigabit broadband	90%	85%	94%
Superfast broadband	99%	98%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD1 3); 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 3HZ.

[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.

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