

# Property report — HD4 5XD

Open-data due diligence for the HD4 5 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£177,233**

sector HD4 5 · 223 sales

POPULATION

**25,768**

sector HD4 5

CRIMES RECORDED

**89**

sector HD4 5 · 2026-04

SCHOOLS

**4**

sector HD4 5

FLOOD RISK

**Low**

sector HD4 5

GIGABIT BROADBAND

**99%**

sector HD4 5 of premises

## How granular is this?

Measure	DISTRICT HD4	SECTOR HD4 5	POSTCODE HD4 5XD
<b>Average sold price</b>	£208,450	£177,233	£135,938
<b>Population</b>	58,248	25,768	—
<b>Deprivation decile</b>	4/10	3/10	—
<b>Crimes recorded</b>	201	89	—
<b>Schools</b>	14	4	—
<b>Flood risk</b>	High	Low	—
<b>Gigabit broadband</b>	96%	99%	100%
<b>Superfast broadband</b>	98%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD4 5); 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.

## Sold prices on this postcode

Date	Price	Address	Type
2024-12-11	£101,500	67 KINDER AVENUE	Terraced
2024-11-05	£140,000	92 KINDER AVENUE	Terraced
2024-11-04	£149,000	127 KINDER AVENUE	Terraced
2024-07-26	£142,000	83 KINDER AVENUE	Terraced
2024-07-17	£138,000	101 KINDER AVENUE	Terraced
2024-06-18	£132,000	106 KINDER AVENUE	Terraced
2024-05-24	£135,000	143 KINDER AVENUE	Semi-detached
2024-02-28	£150,000	70 KINDER AVENUE	Terraced

8 recorded sales on HD4 5XD. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Your next steps

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### 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 HD4 5XD.

[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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