

# Property report — HD5 8AB

Open-data due diligence for the HD5 8 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£353,231**

sector HD5 8 · 217 sales

POPULATION

**24,195**

sector HD5 8

CRIMES RECORDED

**87**

sector HD5 8 · 2026-04

SCHOOLS

**6**

sector HD5 8

FLOOD RISK

**High**

sector HD5 8

GIGABIT BROADBAND

**99%**

sector HD5 8 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2024-05-03	£135,250	2 POPLAR TERRACE	Terraced

Date	Price	Address	Type
2007-12-20	£108,000	3 POPLAR TERRACE	Terraced

2 recorded sales on HD5 8AB. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
Moldgreen Community Primary School	0.0 mi	Primary	Good (2022)
Netherhall Learning Campus Junior School	0.5 mi	Primary	Good (2023)
Lowerhouses CofE Primary School	0.6 mi	Primary	—
St Joseph's Catholic Primary Academy	0.6 mi	Primary	—
Netherhall St James CofE (VC) Infant and Nursery School	0.7 mi	Primary	Good (2023)
Dalton School	0.7 mi	Primary	Good (2021)

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 HD5 8AB 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 HD5	SECTOR HD5 8	POSTCODE HD5 8AB
Average sold price	£268,466	£353,231	£121,625
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—
Crimes recorded	201	87	—

Measure	DISTRICT HD5	SECTOR HD5 8	POSTCODE HD5 8AB
Schools	13	6	—
Flood risk	High	High	Low
Gigabit broadband	96%	99%	100%
Superfast broadband	99%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD5 8); 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 HD5 8AB.

[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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