

Property report — HD5 8AY

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
2025-06-18	£130,000	1 OSBORNE STREET	Terraced

Date	Price	Address	Type
2024-10-11	£75,000	11 OSBORNE STREET	Terraced
2023-08-31	£100,000	12 OSBORNE STREET	Terraced
2022-05-30	£107,000	3 OSBORNE STREET	Terraced
2020-11-20	£68,000	16 OSBORNE STREET	Terraced
2018-10-23	£79,000	20 OSBORNE STREET	Terraced
2017-05-03	£85,000	8 OSBORNE STREET	Terraced
2014-09-02	£62,600	13 OSBORNE STREET	Terraced
2012-08-10	£64,000	20 OSBORNE STREET	Terraced
2011-12-14	£80,000	23 OSBORNE STREET	Detached
2009-02-04	£85,000	1 OSBORNE STREET	Terraced
2007-03-16	£106,500	3 OSBORNE STREET	Terraced
2006-03-31	£79,950	9 OSBORNE STREET	Terraced
2005-12-22	£74,950	8 OSBORNE STREET	Terraced
2004-12-03	£73,000	18 OSBORNE STREET	Semi-detached
2003-11-21	£39,000	16 OSBORNE STREET	Terraced
2003-06-13	£53,000	10 OSBORNE STREET	Terraced
2003-05-09	£46,500	12 OSBORNE STREET	Terraced
2003-02-28	£44,000	5 OSBORNE STREET	Terraced
2003-02-28	£72,500	21 OSBORNE STREET	Semi-detached
2002-10-29	£41,000	13 OSBORNE STREET	Terraced
2001-09-28	£60,000	23 OSBORNE STREET	Detached
2001-09-28	£30,000	9 OSBORNE STREET	Terraced
2001-05-18	£13,000	7 OSBORNE STREET	Terraced
2000-01-14	£40,000	20 OSBORNE STREET	Flat
2000-01-14	£20,000	16 OSBORNE STREET	Terraced
1999-10-15	£37,950	3 OSBORNE STREET	Terraced

Date	Price	Address	Type
1999-09-17	£28,500	15 OSBORNE STREET	Terraced
1999-05-21	£29,000	12 OSBORNE STREET	Terraced
1998-08-28	£32,950	13 OSBORNE STREET	Terraced
1996-02-05	£35,000	8 OSBORNE STREET	Terraced
1995-03-24	£35,000	5 OSBORNE STREET	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Moldgreen Community Primary School	0.1 mi	Primary	Good (2022)
St Joseph's Catholic Primary Academy	0.6 mi	Primary	—
Netherhall Learning Campus Junior School	0.6 mi	Primary	Good (2023)
Lowerhouses CofE Primary School	0.6 mi	Primary	—
Dalton School	0.7 mi	Primary	Good (2021)
Netherhall St James CofE (VC) Infant and Nursery School	0.7 mi	Primary	Good (2023)

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 8AY 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 8AY
Average sold price	£268,466	£353,231	£60,231
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—
Crimes recorded	201	87	—
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.

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[Compare conveyancing quotes →](#)

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