

Property report — HD5 8AZ

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
2025-12-12	£110,000	5 DIAMOND STREET	Terraced

Date	Price	Address	Type
2025-10-10	£130,000	21 DIAMOND STREET	Terraced
2024-10-07	£125,000	12 DIAMOND STREET	Terraced
2024-06-05	£120,000	2 DIAMOND STREET	Terraced
2023-12-21	£130,000	19 DIAMOND STREET	Terraced
2023-09-29	£107,500	12 DIAMOND STREET	Terraced
2023-06-21	£85,000	15 DIAMOND STREET	Terraced
2023-06-20	£84,500	17 DIAMOND STREET	Terraced
2022-07-11	£110,500	19 DIAMOND STREET	Terraced
2021-09-17	£120,000	6 DIAMOND STREET	Terraced
2020-10-23	£72,000	2 DIAMOND STREET	Terraced
2018-12-14	£65,000	3 DIAMOND STREET	Terraced
2018-10-01	£75,000	5 DIAMOND STREET	Terraced
2018-07-06	£80,000	19 DIAMOND STREET	Terraced
2017-05-12	£65,000	6 DIAMOND STREET	Terraced
2017-03-31	£72,000	1 DIAMOND STREET	Terraced
2016-08-31	£76,000	11 DIAMOND STREET	Terraced
2016-03-04	£58,000	10 DIAMOND STREET	Terraced
2013-11-15	£67,500	9 DIAMOND STREET	Terraced
2013-08-27	£78,000	19 DIAMOND STREET	Terraced
2008-09-29	£90,000	8 DIAMOND STREET	Semi-detached
2008-05-19	£70,000	23 DIAMOND STREET	Terraced
2006-03-31	£75,000	21 DIAMOND STREET	Terraced
2005-09-30	£102,500	23 DIAMOND STREET	Terraced
2005-03-30	£81,000	19 DIAMOND STREET	Terraced
2004-04-16	£73,500	8 DIAMOND STREET	Semi-detached
2003-11-21	£52,500	12 DIAMOND STREET	Terraced

Date	Price	Address	Type
2003-05-02	£59,000	9 DIAMOND STREET	Terraced
2001-05-31	£34,500	12 DIAMOND STREET	Terraced
1998-07-31	£36,500	2 DIAMOND STREET	Terraced
1996-05-31	£31,000	23 DIAMOND STREET	Terraced
1995-04-28	£23,250	13 DIAMOND STREET	Terraced

32 recorded sales on HD5 8AZ. 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	0.6 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 8AZ 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 8AZ
Average sold price	£268,466	£353,231	£79,992
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD5 8AZ.

[Compare conveyancing quotes →](#)

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