

Property report — HD5 8BY

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
2024-10-18	£415,000	3 THORPE GRANGE GARDENS	Detached

Date	Price	Address	Type
2020-08-17	£215,000	6 THORPE GRANGE GARDENS	Terraced
2019-08-14	£240,000	8 THORPE GRANGE GARDENS	Terraced
2019-08-02	£84,000	11 THORPE GRANGE GARDENS	Flat
2017-11-24	£200,000	14 THORPE GRANGE GARDENS	Terraced
2015-07-03	£170,000	6 THORPE GRANGE GARDENS	Terraced
2014-08-28	£174,950	4 THORPE GRANGE GARDENS	Terraced
2014-02-26	£195,000	18 THORPE GRANGE GARDENS	Terraced
2014-01-30	£166,000	14 THORPE GRANGE GARDENS	Terraced
2013-03-01	£80,000	11 THORPE GRANGE GARDENS	Flat
2013-01-15	£185,000	8 THORPE GRANGE GARDENS	Terraced
2012-12-21	£157,000	6 THORPE GRANGE GARDENS	Terraced
2012-12-14	£160,000	16 THORPE GRANGE GARDENS	Terraced
2012-10-26	£155,000	12 THORPE GRANGE GARDENS	Terraced
2012-08-15	£120,000	6 THORPE GRANGE GARDENS	Terraced
2012-08-14	£120,000	8 THORPE GRANGE GARDENS	Terraced
2012-08-14	£155,000	2 THORPE GRANGE GARDENS	Terraced
2012-08-03	£155,000	4 THORPE GRANGE GARDENS	Terraced
2012-02-03	£135,000	9 THORPE GRANGE GARDENS	Flat
2010-07-22	£135,000	15 THORPE GRANGE GARDENS	Flat
2008-02-22	£340,000	3 THORPE GRANGE GARDENS	Detached
2007-08-22	£249,950	7 THORPE GRANGE GARDENS	Flat

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

Nearest schools

School	Distance	Phase	Ofsted
All Hallows' CofE (VA) Primary School	0.3 mi	Primary	—

School	Distance	Phase	Ofsted
King James's School	0.3 mi	Secondary	Good (2019)
Hill View Academy	0.5 mi	Primary	Good (2023)
Lowerhouses CofE Primary School	0.8 mi	Primary	—
Dalton School	0.9 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	1.0 mi	Primary	—

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 8BY 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 8BY
Average sold price	£268,466	£353,231	£182,132
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%	0%
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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