

Property report — HD5 8EU

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
2025-09-03	£105,000	26 FOREST ROAD	Semi-detached

Date	Price	Address	Type
2025-07-25	£170,000	79 FOREST ROAD	Semi-detached
2024-08-23	£135,500	64 FOREST ROAD	Terraced
2023-12-19	£170,000	57 FOREST ROAD	Detached
2023-08-11	£200,000	88 FOREST ROAD	Terraced
2023-08-11	£220,000	86 FOREST ROAD	Terraced
2023-08-11	£220,000	84 FOREST ROAD	Terraced
2023-03-14	£130,000	71 FOREST ROAD	Terraced
2022-05-20	£129,000	65 FOREST ROAD	Terraced
2022-05-05	£116,000	76 FOREST ROAD	Other
2022-03-04	£63,000	4 FOREST ROAD	Terraced
2022-02-11	£130,000	3 FOREST ROAD	Terraced
2021-12-21	£73,000	2 FOREST ROAD	Terraced
2021-09-24	£64,000	59 FOREST ROAD	Terraced
2021-06-28	£145,000	53 FOREST ROAD	Semi-detached
2020-11-17	£58,000	6 FOREST ROAD	Terraced
2020-10-05	£162,500	10 FOREST ROAD	Semi-detached
2020-09-01	£84,250	63 FOREST ROAD	Flat
2019-04-25	£110,000	24 FOREST ROAD	Semi-detached
2019-03-21	£72,500	39 FOREST ROAD	Terraced
2018-11-29	£119,000	65 FOREST ROAD	Terraced
2018-03-07	£110,000	77 FOREST ROAD	Semi-detached
2018-01-22	£87,500	22 FOREST ROAD	Semi-detached
2017-05-12	£109,000	64 FOREST ROAD	Terraced
2017-03-23	£36,000	63A FOREST ROAD	Terraced
2017-03-20	£85,000	72 FOREST ROAD	Terraced
2017-02-03	£105,000	18 FOREST ROAD	Semi-detached

Date	Price	Address	Type
2017-01-06	£115,000	85 FOREST ROAD	Semi-detached
2016-05-09	£51,500	2 FOREST ROAD	Terraced
2016-01-29	£75,000	70 FOREST ROAD	Terraced
2015-12-17	£103,000	65 FOREST ROAD	Terraced
2015-09-30	£125,000	10 FOREST ROAD	Semi-detached
2015-07-20	£90,000	64 FOREST ROAD	Terraced
2015-07-03	£96,000	45 FOREST ROAD	Semi-detached
2015-07-02	£245,000	20 FOREST ROAD	Detached
2015-01-19	£109,950	55 FOREST ROAD	Semi-detached
2014-05-21	£120,000	79 FOREST ROAD	Semi-detached
2013-07-12	£96,950	12 FOREST ROAD	Semi-detached
2013-05-02	£129,000	51 FOREST ROAD	Semi-detached
2012-12-13	£39,000	6 FOREST ROAD	Terraced
2012-07-20	£48,400	4 FOREST ROAD	Terraced
2011-10-19	£70,000	14 FOREST ROAD	Semi-detached
2011-06-17	£240,000	20 FOREST ROAD	Detached
2011-03-24	£73,000	45 FOREST ROAD	Semi-detached
2008-10-31	£130,000	56 FOREST ROAD	Semi-detached
2007-11-09	£55,000	67 FOREST ROAD	Terraced
2007-08-10	£99,000	74 FOREST ROAD	Terraced
2007-05-04	£95,000	43 FOREST ROAD	Terraced
2007-02-13	£123,000	24 FOREST ROAD	Semi-detached
2007-01-05	£104,000	65 FOREST ROAD	Terraced
2006-10-27	£115,000	53 FOREST ROAD	Semi-detached
2006-10-09	£118,000	55 FOREST ROAD	Semi-detached
2006-08-23	£96,500	72 FOREST ROAD	Terraced

Date	Price	Address	Type
2006-05-30	£75,000	71 FOREST ROAD	Terraced
2006-05-26	£92,500	37 FOREST ROAD	Terraced
2006-05-24	£126,500	12 FOREST ROAD	Semi-detached
2006-05-03	£105,750	77 FOREST ROAD	Semi-detached
2006-03-31	£124,950	83 FOREST ROAD	Semi-detached
2006-02-10	£134,000	51 FOREST ROAD	Semi-detached
2006-01-18	£230,000	9 FOREST ROAD	Detached
2005-08-12	£131,000	62 FOREST ROAD	Detached
2005-06-17	£105,000	85 FOREST ROAD	Semi-detached
2004-08-11	£230,000	9 FOREST ROAD	Detached
2004-05-28	£180,000	57 FOREST ROAD	Detached
2003-09-01	£160,000	57 FOREST ROAD	Detached
2003-03-31	£39,000	67 FOREST ROAD	Terraced
2002-10-04	£49,000	37 FOREST ROAD	Terraced
2002-08-12	£51,000	72 FOREST ROAD	Terraced
2002-07-26	£51,500	16 FOREST ROAD	Semi-detached
2002-07-23	£85,000	58 FOREST ROAD	Terraced
2002-07-19	£69,950	75 FOREST ROAD	Semi-detached
2002-03-11	£59,950	55 FOREST ROAD	Semi-detached
2002-02-15	£35,250	67 FOREST ROAD	Terraced
2001-12-21	£44,500	64 FOREST ROAD	Terraced
2001-10-19	£59,950	83 FOREST ROAD	Semi-detached
2001-06-08	£42,000	10 FOREST ROAD	Semi-detached
2001-03-09	£39,000	74 FOREST ROAD	Terraced
2000-12-15	£43,000	24 FOREST ROAD	Semi-detached
2000-04-07	£63,500	58 FOREST ROAD	Terraced

Date	Price	Address	Type
1999-07-30	£57,000	62 FOREST ROAD	Detached
1999-07-16	£62,000	58 FOREST ROAD	Terraced
1999-04-30	£34,000	37 FOREST ROAD	Terraced
1999-04-26	£41,000	81 FOREST ROAD	Semi-detached
1998-08-28	£48,500	65 FOREST ROAD	Terraced
1998-08-27	£44,000	30 FOREST ROAD	Semi-detached
1998-07-31	£53,500	3 FOREST ROAD	Terraced
1998-06-01	£55,000	56 FOREST ROAD	Semi-detached
1997-12-19	£30,000	64 FOREST ROAD	Terraced
1997-06-20	£46,500	51 FOREST ROAD	Semi-detached
1996-07-19	£52,000	58 FOREST ROAD	Terraced
1996-02-23	£27,500	74 FOREST ROAD	Terraced
1995-09-15	£54,000	56 FOREST ROAD	Semi-detached
1995-09-01	£31,500	71 FOREST ROAD	Terraced
1995-06-15	£40,000	16 FOREST ROAD	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Moldgreen Community Primary School	0.3 mi	Primary	Good (2022)
St Joseph's Catholic Primary Academy	0.5 mi	Primary	—
Hill View Academy	0.5 mi	Primary	Good (2023)
Lowerhouses CofE Primary School	0.5 mi	Primary	—
Dalton School	0.6 mi	Primary	Good (2021)
Netherhall Learning Campus Junior 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 8EU 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 8EU
Average sold price	£268,466	£353,231	£96,546
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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