

# Property report — HD5 8QD

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	£110,000	32 WATERLOO RISE	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2024-06-10	£160,000	36 WATERLOO RISE	Semi-detached
2022-06-24	£150,000	44 WATERLOO RISE	Terraced
2021-10-21	£165,000	10 WATERLOO RISE	Terraced
2018-12-20	£110,000	14 WATERLOO RISE	Terraced
2016-10-28	£120,000	36 WATERLOO RISE	Semi-detached
2015-08-12	£77,000	28 WATERLOO RISE	Terraced
2014-11-28	£109,950	20 WATERLOO RISE	Terraced
2014-03-21	£66,000	3 WATERLOO RISE	Terraced
2014-01-24	£85,500	44 WATERLOO RISE	Terraced
2013-11-22	£78,000	50 WATERLOO RISE	Terraced
2011-03-21	£48,000	8 WATERLOO RISE	Terraced
2011-02-23	£96,000	36 WATERLOO RISE	Semi-detached
2010-10-08	£72,000	28 WATERLOO RISE	Terraced
2010-04-23	£97,000	14 WATERLOO RISE	Terraced
2009-03-02	£100,000	52 WATERLOO RISE	Terraced
2007-09-26	£103,000	34 WATERLOO RISE	Terraced
2004-11-11	£85,000	14 WATERLOO RISE	Terraced
2004-09-10	£98,500	24 WATERLOO RISE	Terraced
2004-09-07	£86,500	20 WATERLOO RISE	Semi-detached
2003-12-05	£79,950	36 WATERLOO RISE	Semi-detached
2002-09-23	£48,000	10 WATERLOO RISE	Terraced
2002-09-13	£48,500	34 WATERLOO RISE	Terraced
2001-01-17	£38,000	18 WATERLOO RISE	Terraced
1999-08-06	£32,000	34 WATERLOO RISE	Terraced
1997-10-03	£32,500	26 WATERLOO RISE	Terraced
1996-06-17	£36,000	24 WATERLOO RISE	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
Hill View Academy	0.4 mi	Primary	Good (2023)
Dalton School	0.4 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	0.5 mi	Primary	—
King James's School	1.0 mi	Secondary	Good (2019)
Moldgreen Community Primary School	1.1 mi	Primary	Good (2022)
Lepton CofE Primary Academy	1.1 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 8QD 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 8QD
Average sold price	£268,466	£353,231	£86,385
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.

## 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 8QD.

[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.

---

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.