

Property report — HD5 8SE

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
2024-07-26	£140,000	46 EASTLANDS	Semi-detached

Date	Price	Address	Type
2020-12-18	£110,000	42 EASTLANDS	Semi-detached
2020-02-20	£108,000	46 EASTLANDS	Semi-detached
2019-07-17	£110,000	50 EASTLANDS	Semi-detached
2012-03-30	£90,000	46 EASTLANDS	Semi-detached
2011-09-02	£96,250	42 EASTLANDS	Semi-detached
2007-09-28	£94,000	46 EASTLANDS	Terraced
2005-09-09	£75,000	1 EASTLANDS	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Hill View Academy	0.2 mi	Primary	Good (2023)
King James's School	0.6 mi	Secondary	Good (2019)
All Hallows' CofE (VA) Primary School	0.6 mi	Primary	—
Dalton School	0.7 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	0.7 mi	Primary	—
Lowerhouses CofE Primary School	0.9 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 8SE 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 8SE
Average sold price	£268,466	£353,231	£102,906
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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