

# Property report — HD5 8SN

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
2023-01-12	£64,000	35 DAW ROYDS	Semi-detached

Date	Price	Address	Type
2017-12-21	£64,995	59 DAW ROYDS	Flat
2016-03-30	£30,000	37 DAW ROYDS	Flat
2012-11-30	£51,500	59 DAW ROYDS	Flat
2004-04-07	£30,000	37 DAW ROYDS	Semi-detached

5 recorded sales on HD5 8SN. 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)
Dalton School	0.5 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	0.6 mi	Primary	—
King James's School	0.8 mi	Secondary	Good (2019)
All Hallows' CofE (VA) Primary School	0.9 mi	Primary	—
Moldgreen Community Primary School	1.0 mi	Primary	Good (2022)

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 8SN 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 8SN
Average sold price	£268,466	£353,231	£48,099
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—

Measure	DISTRICT HD5	SECTOR HD5 8	POSTCODE HD5 8SN
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 8SN.

[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.

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