

Property report — HD5 8SX

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
2025-11-28	£210,000	17 MERESIDE	Terraced

Date	Price	Address	Type
2025-11-27	£220,000	30 MERESIDE	Terraced
2025-07-21	£127,000	35 MERESIDE	Flat
2025-01-24	£127,000	43 MERESIDE	Flat
2024-10-18	£272,500	22 MERESIDE	Terraced
2023-08-04	£160,000	28 MERESIDE	Terraced
2023-05-12	£220,000	9 MERESIDE	Terraced
2023-01-27	£340,000	1 MERESIDE	Detached
2022-12-22	£358,000	1 MERESIDE	Detached
2022-10-07	£119,000	75 MERESIDE	Flat
2022-10-07	£265,000	20 MERESIDE	Terraced
2022-09-02	£118,000	49 MERESIDE	Flat
2022-04-06	£93,595	23 MERESIDE	Terraced
2021-06-30	£465,000	2 MERESIDE	Detached
2021-06-08	£945,000	38 MERESIDE	Other
2021-03-19	£180,000	29 MERESIDE	Semi-detached
2020-10-07	£890,000	60 MERESIDE	Other
2020-06-01	£287,500	12 MERESIDE	Detached
2020-01-10	£100,000	35 MERESIDE	Flat
2019-01-18	£95,000	49 MERESIDE	Flat
2018-10-16	£97,500	51 MERESIDE	Flat
2018-10-15	£92,000	69 MERESIDE	Flat
2018-03-02	£135,000	28 MERESIDE	Terraced
2017-12-29	£92,500	53 MERESIDE	Flat
2017-11-30	£295,000	19 MERESIDE	Detached
2017-03-31	£161,000	29 MERESIDE	Semi-detached
2017-01-17	£95,000	71 MERESIDE	Flat

Date	Price	Address	Type
2016-08-18	£195,000	20 MERESIDE	Terraced
2016-01-29	£110,000	41 MERESIDE	Flat
2015-07-16	£197,500	7 MERESIDE	Terraced
2014-12-19	£95,000	73 MERESIDE	Flat
2013-09-06	£164,000	3 MERESIDE	Terraced
2013-05-23	£80,000	77 MERESIDE	Flat
2013-01-25	£71,000	31 MERESIDE	Flat
2012-10-18	£71,000	47 MERESIDE	Flat
2012-06-12	£95,000	35 MERESIDE	Flat
2012-04-02	£64,500	37 MERESIDE	Flat
2011-11-04	£285,000	1 MERESIDE	Detached
2009-11-06	£265,000	19 MERESIDE	Detached
2009-07-03	£97,000	53 MERESIDE	Flat
2009-06-30	£71,667	37 MERESIDE	Flat
2009-06-29	£85,000	77 MERESIDE	Flat
2009-06-26	£97,000	73 MERESIDE	Flat
2009-06-26	£97,000	61 MERESIDE	Flat
2009-06-26	£71,667	47 MERESIDE	Flat
2009-06-08	£65,000	39 MERESIDE	Flat
2009-06-08	£65,000	45 MERESIDE	Flat
2009-06-05	£97,000	55 MERESIDE	Flat
2009-06-05	£97,000	75 MERESIDE	Flat
2009-06-05	£97,000	63 MERESIDE	Flat
2009-06-05	£97,000	71 MERESIDE	Flat
2009-06-05	£97,000	69 MERESIDE	Flat
2009-03-31	£69,100	65 MERESIDE	Flat

Date	Price	Address	Type
2009-03-31	£69,100	67 MERESIDE	Flat
2009-03-30	£69,100	57 MERESIDE	Flat
2009-03-30	£69,100	59 MERESIDE	Flat
2008-12-04	£360,950	6 MERESIDE	Detached
2008-11-06	£115,950	MERESIDE	Flat
2008-10-10	£142,500	17 MERESIDE	Terraced
2008-10-08	£300,000	1 MERESIDE	Detached
2008-06-30	£112,000	43 MERESIDE	Flat
2008-06-27	£112,000	51 MERESIDE	Flat
2008-04-11	£135,000	41 MERESIDE	Flat
2008-04-02	£67,500	28 MERESIDE	Terraced
2008-01-14	£142,950	33 MERESIDE	Flat
2007-12-21	£115,968	35 MERESIDE	Flat
2007-12-21	£185,000	29 MERESIDE	Semi-detached
2007-12-14	£151,950	17 MERESIDE	Terraced
2007-11-09	£239,000	27 MERESIDE	Semi-detached
2007-09-28	£460,000	4 MERESIDE	Detached
2007-09-19	£101,250	30 MERESIDE	Terraced
2007-09-14	£210,000	3 MERESIDE	Semi-detached
2007-08-31	£241,000	5 MERESIDE	Semi-detached
2007-08-17	£220,000	25 MERESIDE	Terraced
2007-07-27	£238,000	23 MERESIDE	Terraced
2007-06-29	£194,950	17 MERESIDE	Terraced
2007-06-29	£224,950	15 MERESIDE	Semi-detached
2007-06-28	£345,000	10 MERESIDE	Detached
2007-06-22	£224,950	11 MERESIDE	Terraced

Date	Price	Address	Type
2007-06-15	£229,950	34 MERESIDE	Terraced
2007-06-15	£194,950	36 MERESIDE	Terraced
2007-06-01	£229,950	32 MERESIDE	Terraced
2007-05-18	£480,000	2 MERESIDE	Detached
2007-04-03	£67,276	16 MERESIDE	Terraced
2007-03-30	£195,000	24 MERESIDE	Terraced
2007-03-30	£224,950	20 MERESIDE	Terraced
2007-03-30	£355,000	14 MERESIDE	Detached
2007-03-30	£184,950	18 MERESIDE	Terraced
2007-03-30	£224,950	22 MERESIDE	Terraced
2007-03-23	£319,950	12 MERESIDE	Detached
2007-03-16	£299,950	8 MERESIDE	Detached
2006-12-19	£195,000	9 MERESIDE	Terraced
2006-12-18	£229,950	7 MERESIDE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Hill View Academy	0.6 mi	Primary	Good (2023)
Lepton CofE Primary Academy	0.7 mi	Primary	—
Dalton School	0.8 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	0.9 mi	Primary	—
King James's School	1.0 mi	Secondary	Good (2019)
	1.0 mi	Primary	—

School	Distance	Phase	Ofsted
Rowley Lane Junior Infant and Nursery School			

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

Flood risk

Flood risk at this postcode: Low — 18 properties here fall in an at-risk band (0 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 8SX
Average sold price	£268,466	£353,231	£190,721
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

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD5 8SX.

[Compare conveyancing quotes →](#)

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