

# Property report — HD5 8TF

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
2020-09-29	£72,500	117 FARFIELD ROAD	Terraced

Date	Price	Address	Type
2018-12-12	£94,950	97 FARFIELD ROAD	Terraced
2018-10-31	£95,000	97 FARFIELD ROAD	Terraced
2014-02-14	£87,500	97 FARFIELD ROAD	Terraced
2013-04-30	£90,000	161 FARFIELD ROAD	Terraced
2010-04-27	£70,500	129 FARFIELD ROAD	Terraced
2007-11-16	£88,000	117 FARFIELD ROAD	Terraced
2006-01-16	£56,000	91 FARFIELD ROAD	Semi-detached
2005-12-22	£90,000	161 FARFIELD ROAD	Terraced
2005-05-03	£86,000	161 FARFIELD ROAD	Terraced
2004-07-02	£81,500	125 FARFIELD ROAD	Terraced
2004-06-21	£78,000	143 FARFIELD ROAD	Terraced
2004-05-12	£59,950	117 FARFIELD ROAD	Semi-detached
2004-02-17	£59,950	97 FARFIELD ROAD	Terraced
2002-02-22	£35,000	143 FARFIELD ROAD	Terraced
2002-02-08	£27,500	149 FARFIELD ROAD	Terraced
1996-03-12	£22,750	143 FARFIELD ROAD	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
Hill View Academy	0.3 mi	Primary	Good (2023)
All Hallows' CofE (VA) Primary School	0.5 mi	Primary	—
King James's School	0.5 mi	Secondary	Good (2019)
Dalton School	0.8 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	0.8 mi	Primary	—
Lowerhouses CofE Primary School	0.8 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

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No modelled flood risk is recorded for HD5 8TF 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?

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Measure	DISTRICT HD5	SECTOR HD5 8	POSTCODE HD5 8TF
Average sold price	£268,466	£353,231	£70,300
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

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### 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 8TF.

[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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