

Property report — HD5 8TL

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
2024-05-17	£145,000	93 THORPE LANE	Semi-detached

Date	Price	Address	Type
2012-07-27	£90,000	95 THORPE LANE	Terraced
2009-07-03	£60,000	95 THORPE LANE	Terraced
2006-09-14	£91,950	93 THORPE LANE	Semi-detached
2000-07-05	£28,500	95 THORPE LANE	Terraced

5 recorded sales on HD5 8TL. 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)
King James's School	0.5 mi	Secondary	Good (2019)
All Hallows' CofE (VA) Primary School	0.7 mi	Primary	—
Dalton School	0.8 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	0.8 mi	Primary	—
Lepton CofE Primary Academy	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 8TL 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 8TL
Average sold price	£268,466	£353,231	£83,090
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—

Measure	DISTRICT HD5	SECTOR HD5 8	POSTCODE HD5 8TL
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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