

# Property report — HD5 8UE

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
2024-01-03	£230,000	94 FLEMINGHOUSE LANE	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2022-11-04	£190,000	123 FLEMINGHOUSE LANE	Other
2022-11-04	£190,000	123 FLEMINGHOUSE LANE	Semi-detached
2022-02-25	£170,000	101 FLEMINGHOUSE LANE	Semi-detached
2022-02-25	£170,000	101 FLEMINGHOUSE LANE	Flat
2021-09-03	£208,750	122 FLEMINGHOUSE LANE	Terraced
2021-07-30	£262,000	125 FLEMINGHOUSE LANE	Semi-detached
2021-04-07	£265,000	102 FLEMINGHOUSE LANE	Semi-detached
2020-12-18	£187,000	112 FLEMINGHOUSE LANE	Semi-detached
2019-04-12	£195,000	118 FLEMINGHOUSE LANE	Terraced
2018-08-28	£265,000	104A FLEMINGHOUSE LANE	Detached
2016-11-01	£172,000	103 FLEMINGHOUSE LANE	Detached
2016-09-09	£145,000	111 FLEMINGHOUSE LANE	Semi-detached
2016-09-09	£145,000	111 FLEMINGHOUSE LANE	Semi-detached
2016-08-22	£250,000	104 FLEMINGHOUSE LANE	Semi-detached
2016-01-08	£120,000	110 FLEMINGHOUSE LANE	Semi-detached
2013-12-13	£179,950	97 FLEMINGHOUSE LANE	Detached
2010-07-14	£115,000	116 FLEMINGHOUSE LANE	Semi-detached
2010-02-18	£265,000	104 FLEMINGHOUSE LANE	Semi-detached
2009-05-21	£158,000	102 FLEMINGHOUSE LANE	Semi-detached
2008-10-21	£155,000	FLEMINGHOUSE LANE	Detached
2007-11-16	£18,400	108A FLEMINGHOUSE LANE	Detached
2007-10-01	£167,000	123 FLEMINGHOUSE LANE	Semi-detached
2007-08-28	£155,000	92 FLEMINGHOUSE LANE	Detached
2007-06-06	£85,000	109 FLEMINGHOUSE LANE	Semi-detached
2003-03-28	£80,000	122 FLEMINGHOUSE LANE	Terraced
2002-09-20	£60,000	121 FLEMINGHOUSE LANE	Semi-detached

Date	Price	Address	Type
2002-08-16	£54,950	115 FLEMINGHOUSE LANE	Semi-detached
2002-06-28	£132,500	127 FLEMINGHOUSE LANE	Detached
2002-04-30	£150,000	104A FLEMINGHOUSE LANE	Detached
2001-11-02	£52,000	117 FLEMINGHOUSE LANE	Semi-detached
1999-02-26	£42,000	111 FLEMINGHOUSE LANE	Semi-detached
1998-04-24	£65,000	123 FLEMINGHOUSE LANE	Semi-detached
1997-03-27	£80,000	124 FLEMINGHOUSE LANE	Detached
1995-11-15	£65,000	125 FLEMINGHOUSE LANE	Semi-detached
1995-05-26	£55,000	110 FLEMINGHOUSE LANE	Semi-detached
1995-04-21	£80,000	104A FLEMINGHOUSE LANE	Detached

37 recorded sales on HD5 8UE. 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)
Dalton School	0.6 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	—
Lepton CofE Primary Academy	1.0 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 8UE 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 8UE
Average sold price	£268,466	£353,231	£145,393
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

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 8UE.

[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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