

# Property report — HD5 8ZH

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
2019-10-25	£237,500	2 CROMWELL COURT	Detached

Date	Price	Address	Type
2018-07-02	£267,000	1 CROMWELL COURT	Detached
2008-04-04	£229,000	2 CROMWELL COURT	Detached
2005-03-04	£224,950	2 CROMWELL COURT	Detached
2003-10-06	£45,000	1 CROMWELL COURT	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
All Hallows' CofE (VA) Primary School	0.1 mi	Primary	—
King James's School	0.3 mi	Secondary	Good (2019)
Lowerhouses CofE Primary School	0.7 mi	Primary	—
Hill View Academy	0.7 mi	Primary	Good (2023)
Moldgreen Community Primary School	1.1 mi	Primary	Good (2022)
St Joseph's Catholic Primary Academy	1.1 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 8ZH 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 8ZH
Average sold price	£268,466	£353,231	£200,690
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—

Measure	DISTRICT HD5	SECTOR HD5 8	POSTCODE HD5 8ZH
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 8ZH.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.