

Property report — HD5 9BY

Open-data due diligence for the HD5 9 area (the finest level UK open data publishes).

AVG SOLD PRICE

£169,418

sector HD5 9 · 150 sales

POPULATION

19,578

sector HD5 9

CRIMES RECORDED

97

sector HD5 9 · 2026-04

SCHOOLS

5

sector HD5 9

FLOOD RISK

Medium

sector HD5 9

GIGABIT BROADBAND

98%

sector HD5 9 of premises

Sold prices on this postcode

Date	Price	Address	Type
2022-08-24	£130,000	40 BROAD LANE	Terraced

Date	Price	Address	Type
2021-09-30	£125,000	48 BROAD LANE	Terraced
2020-12-04	£128,000	44 BROAD LANE	Terraced
2020-12-04	£128,000	44 BROAD LANE	Terraced
2020-11-27	£120,000	50 BROAD LANE	Terraced
2019-12-17	£113,500	38 BROAD LANE	Terraced
2019-06-21	£120,000	42 BROAD LANE	Terraced
2018-11-23	£115,000	28 BROAD LANE	Terraced
2018-09-28	£113,000	58 BROAD LANE	Terraced
2018-02-08	£129,000	50 BROAD LANE	Terraced
2017-06-29	£80,000	58 BROAD LANE	Terraced
2016-07-07	£100,000	49 BROAD LANE	Semi-detached
2014-04-09	£92,500	34 BROAD LANE	Terraced
2013-11-01	£230,000	45 BROAD LANE	Terraced
2010-06-18	£101,000	32 BROAD LANE	Terraced
2010-06-18	£108,500	30 BROAD LANE	Terraced
2009-08-28	£85,000	36 BROAD LANE	Terraced
2009-01-09	£115,000	50 BROAD LANE	Terraced
2008-06-20	£110,000	60 BROAD LANE	Semi-detached
2005-04-29	£150,000	41 BROAD LANE	Semi-detached
2004-06-03	£82,000	48 BROAD LANE	Terraced
2003-10-31	£82,000	50 BROAD LANE	Terraced
2003-04-04	£110,000	62A BROAD LANE	Detached
2002-08-16	£71,000	47 BROAD LANE	Terraced
2002-07-01	£49,949	52 BROAD LANE	Semi-detached
2001-12-14	£37,500	43A BROAD LANE	Terraced
2001-01-26	£41,500	32 BROAD LANE	Terraced

Date	Price	Address	Type
2001-01-15	£47,950	50 BROAD LANE	Terraced
2000-06-13	£38,000	30 BROAD LANE	Terraced
1997-03-07	£46,500	47 BROAD LANE	Terraced
1996-09-11	£40,000	52 BROAD LANE	Semi-detached

31 recorded sales on HD5 9BY. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Moldgreen Community Primary School	0.2 mi	Primary	Good (2022)
Netherhall Learning Campus Junior School	0.3 mi	Primary	Good (2023)
Netherhall St James CofE (VC) Infant and Nursery School	0.5 mi	Primary	Good (2023)
St Joseph's Catholic Primary Academy	0.5 mi	Primary	—
Netherhall Learning Campus High School	0.6 mi	Secondary	Requires improvement (2024)
Dalton School	0.6 mi	Primary	Good (2021)

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 9BY 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 9	POSTCODE HD5 9BY
Average sold price	£268,466	£169,418	£98,061
Population	44,021	19,578	—
Deprivation decile	4/10	3/10	—
Crimes recorded	201	97	—
Schools	13	5	—
Flood risk	High	Medium	Low
Gigabit broadband	96%	98%	100%
Superfast broadband	99%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD5 9); 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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD5 9BY.

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