

Property report — HD6 3EL

Open-data due diligence for the HD6 3 area (the finest level UK open data publishes).

AVG SOLD PRICE

£220,086

sector HD6 3 · 176 sales

POPULATION

19,735

sector HD6 3

CRIMES RECORDED

83

sector HD6 3 · 2026-04

SCHOOLS

7

sector HD6 3

FLOOD RISK

High

sector HD6 3

GIGABIT BROADBAND

98%

sector HD6 3 of premises

Sold prices on this postcode

Date	Price	Address	Type
2025-12-03	£665,000	84A RASTRICK COMMON	Detached

Date	Price	Address	Type
2025-06-20	£90,000	94 RASTRICK COMMON	Terraced
2025-03-31	£128,000	92 RASTRICK COMMON	Terraced
2024-08-14	£235,000	102 RASTRICK COMMON	Terraced
2024-06-28	£226,667	102 RASTRICK COMMON	Terraced
2023-01-27	£220,000	102 RASTRICK COMMON	Terraced
2022-11-25	£360,000	98 RASTRICK COMMON	Terraced
2022-08-19	£173,500	78A RASTRICK COMMON	Semi-detached
2021-12-03	£178,000	78 RASTRICK COMMON	Semi-detached
2021-06-29	£159,500	1, SUNNYDENE RASTRICK COMMON	Semi-detached
2021-03-26	£175,000	80A RASTRICK COMMON	Semi-detached
2020-08-27	£167,500	82 RASTRICK COMMON	Semi-detached
2020-03-27	£85,000	92 RASTRICK COMMON	Terraced
2019-04-05	£220,000	84A RASTRICK COMMON	Detached
2018-12-17	£130,000	78A RASTRICK COMMON	Semi-detached
2018-11-30	£150,000	124 RASTRICK COMMON	Semi-detached
2018-07-20	£81,000	94 RASTRICK COMMON	Terraced
2018-07-06	£105,850	90 RASTRICK COMMON	Terraced
2017-12-21	£80,000	128 RASTRICK COMMON	Semi-detached
2017-07-14	£165,000	102 RASTRICK COMMON	Terraced
2017-01-30	£118,000	82A RASTRICK COMMON	Semi-detached
2015-12-08	£124,500	1, SUNNYDENE RASTRICK COMMON	Semi-detached
2015-10-16	£140,000	108 RASTRICK COMMON	Terraced
2015-01-14	£102,000	1, SUNNYDENE RASTRICK COMMON	Semi-detached
2014-10-31	£104,000	84A RASTRICK COMMON	Detached
2014-09-19	£249,000	84 RASTRICK COMMON	Detached
2013-09-27	£152,500	124A RASTRICK COMMON	Semi-detached

Date	Price	Address	Type
2013-05-24	£87,500	90 RASTRICK COMMON	Terraced
2012-08-17	£235,000	2, SUNNYDENE RASTRICK COMMON	Semi-detached
2012-08-03	£150,000	86 RASTRICK COMMON	Detached
2012-07-23	£160,000	98 RASTRICK COMMON	Terraced
2011-08-12	£238,000	112 RASTRICK COMMON	Detached
2010-10-19	£129,000	102 RASTRICK COMMON	Terraced
2010-08-25	£62,000	88 RASTRICK COMMON	Terraced
2008-05-23	£139,000	78 RASTRICK COMMON	Semi-detached
2008-02-01	£101,500	92 RASTRICK COMMON	Terraced
2007-09-04	£68,000	94 RASTRICK COMMON	Terraced
2007-06-28	£345,000	76 RASTRICK COMMON	Detached
2007-02-27	£110,000	78A RASTRICK COMMON	Semi-detached
2006-09-29	£90,000	90 RASTRICK COMMON	Terraced
2006-04-07	£221,000	112 RASTRICK COMMON	Detached
2004-06-30	£335,000	76 RASTRICK COMMON	Detached
2004-06-14	£150,000	86 RASTRICK COMMON	Semi-detached
2003-10-30	£65,000	92 RASTRICK COMMON	Terraced
2003-03-03	£45,950	94 RASTRICK COMMON	Terraced
2003-02-28	£94,000	82 RASTRICK COMMON	Semi-detached
2002-11-01	£167,000	112 RASTRICK COMMON	Detached
2001-04-23	£45,000	96 RASTRICK COMMON	Semi-detached
2000-07-28	£32,500	128 RASTRICK COMMON	Semi-detached
2000-06-30	£55,000	84 RASTRICK COMMON	Detached
1999-06-04	£52,500	86 RASTRICK COMMON	Semi-detached
1998-04-09	£38,500	92 RASTRICK COMMON	Terraced
1997-11-28	£30,600	84 RASTRICK COMMON	Detached

Date	Price	Address	Type
1995-10-31	£42,000	96 RASTRICK COMMON	Semi-detached
1995-09-27	£37,000	90 RASTRICK COMMON	Terraced
1995-01-24	£20,000	90 RASTRICK COMMON	Terraced

56 recorded sales on HD6 3EL. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Longroyde Primary School	0.3 mi	Primary	—
Rastrick High School	0.3 mi	Secondary	—
Woodhouse Primary School	0.5 mi	Primary	Good (2021)
Carr Green Primary School	0.5 mi	Primary	Good (2024)
Field Lane Primary School	0.6 mi	Primary	Good (2023)
St Andrew's CofE (VA) Junior School	0.9 mi	Primary	Outstanding (2022)

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

Flood risk

Flood risk at this postcode: High — 5 properties here fall in an at-risk band (4 in the significant Medium/High bands). Your conveyancer will run an official flood search.

Source: Environment Agency (Risk of Flooding from Rivers and Sea). Indicative, not an official flood search.

How granular is this?

Measure	DISTRICT HD6	SECTOR HD6 3	POSTCODE HD6 3EL
Average sold price	£210,788	£220,086	£145,198
Population	36,157	19,735	—
Deprivation decile	5/10	5/10	—

Measure	DISTRICT HD6	SECTOR HD6 3	POSTCODE HD6 3EL
Crimes recorded	255	83	—
Schools	14	7	—
Flood risk	High	High	High
Gigabit broadband	92%	98%	97%
Superfast broadband	97%	99%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD6 3); 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 →](#)

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD6 3EL.

[Compare conveyancing quotes →](#)

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