

# Property report — HD6 3NH

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     |
|------------|----------|-------------------|----------|
| 2025-02-12 | £169,500 | 46 CROWTREES LANE | Terraced |

| <b>Date</b> | <b>Price</b> | <b>Address</b>           | <b>Type</b>   |
|-------------|--------------|--------------------------|---------------|
| 2024-10-17  | £185,000     | 80 CROWTREES LANE        | Semi-detached |
| 2024-08-06  | £170,000     | 100 CROWTREES LANE       | Semi-detached |
| 2023-07-05  | £190,000     | 50 CROWTREES LANE        | Terraced      |
| 2023-03-29  | £285,000     | 72 CROWTREES LANE        | Semi-detached |
| 2021-12-03  | £222,500     | 82 CROWTREES LANE        | Detached      |
| 2021-02-15  | £180,000     | 84 CROWTREES LANE        | Semi-detached |
| 2021-01-11  | £143,500     | 46 CROWTREES LANE        | Terraced      |
| 2020-07-17  | £160,000     | 108 - 110 CROWTREES LANE | Terraced      |
| 2018-08-23  | £182,900     | 132 CROWTREES LANE       | Other         |
| 2017-12-06  | £110,000     | 46 CROWTREES LANE        | Terraced      |
| 2017-10-06  | £595,000     | 58 CROWTREES LANE        | Detached      |
| 2017-09-22  | £110,000     | 50 CROWTREES LANE        | Terraced      |
| 2017-07-28  | £160,000     | 82 CROWTREES LANE        | Detached      |
| 2017-07-14  | £290,000     | 70 CROWTREES LANE        | Semi-detached |
| 2017-07-13  | £103,500     | 126 CROWTREES LANE       | Terraced      |
| 2017-05-26  | £130,000     | 100 CROWTREES LANE       | Semi-detached |
| 2017-03-15  | £120,000     | 78 CROWTREES LANE        | Semi-detached |
| 2017-02-10  | £120,000     | 44 CROWTREES LANE        | Terraced      |
| 2014-08-06  | £330,000     | 58 CROWTREES LANE        | Detached      |
| 2013-11-15  | £179,950     | 92 CROWTREES LANE        | Terraced      |
| 2013-06-28  | £152,000     | 88 CROWTREES LANE        | Terraced      |
| 2011-12-01  | £105,500     | 92 CROWTREES LANE        | Terraced      |
| 2011-09-16  | £92,000      | 80 CROWTREES LANE        | Semi-detached |
| 2009-04-09  | £117,000     | 112 CROWTREES LANE       | Terraced      |
| 2009-02-23  | £80,000      | 48 CROWTREES LANE        | Terraced      |
| 2008-01-14  | £120,000     | 46 CROWTREES LANE        | Terraced      |

| <b>Date</b> | <b>Price</b> | <b>Address</b>           | <b>Type</b>   |
|-------------|--------------|--------------------------|---------------|
| 2007-07-04  | £185,000     | 70 CROWTREES LANE        | Semi-detached |
| 2007-03-01  | £190,000     | 66 CROWTREES LANE        | Semi-detached |
| 2007-01-02  | £112,000     | 118 CROWTREES LANE       | Terraced      |
| 2006-12-15  | £110,000     | 104 CROWTREES LANE       | Terraced      |
| 2006-12-15  | £123,000     | 84 CROWTREES LANE        | Semi-detached |
| 2006-10-02  | £137,000     | 100 CROWTREES LANE       | Semi-detached |
| 2006-02-24  | £111,000     | 100 CROWTREES LANE       | Semi-detached |
| 2005-03-14  | £160,000     | 96 CROWTREES LANE        | Semi-detached |
| 2004-08-06  | £93,000      | 102 CROWTREES LANE       | Terraced      |
| 2001-11-02  | £50,450      | 108 - 110 CROWTREES LANE | Terraced      |
| 2001-09-28  | £59,500      | 90 CROWTREES LANE        | Terraced      |
| 2000-10-31  | £79,950      | 82 CROWTREES LANE        | Detached      |
| 2000-10-04  | £43,500      | 114 CROWTREES LANE       | Terraced      |
| 2000-08-30  | £118,450     | 52 CROWTREES LANE        | Semi-detached |
| 2000-01-07  | £23,000      | 106 CROWTREES LANE       | Terraced      |
| 1999-06-08  | £25,000      | 64 CROWTREES LANE        | Detached      |
| 1998-11-09  | £38,000      | 116 CROWTREES LANE       | Terraced      |
| 1998-06-29  | £48,000      | 108 - 110 CROWTREES LANE | Terraced      |
| 1997-08-08  | £43,500      | 118 CROWTREES LANE       | Terraced      |
| 1997-05-30  | £44,000      | 82 CROWTREES LANE        | Detached      |
| 1997-04-30  | £40,000      | 46 CROWTREES LANE        | Terraced      |
| 1995-12-14  | £47,500      | 86 CROWTREES LANE        | Terraced      |
| 1995-09-01  | £46,000      | 82 CROWTREES LANE        | Detached      |

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

## Nearest schools

| School                    | Distance | Phase     | Ofsted      |
|---------------------------|----------|-----------|-------------|
| Carr Green Primary School | 0.1 mi   | Primary   | Good (2024) |
| Field Lane Primary School | 0.3 mi   | Primary   | Good (2023) |
| Rastrick High School      | 0.7 mi   | Secondary | —           |
| Longroyde Primary School  | 0.7 mi   | Primary   | —           |
| Woodhouse Primary School  | 0.9 mi   | Primary   | Good (2021) |
| Old Earth Primary School  | 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 HD6 3NH 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<br>HD6 | SECTOR<br>HD6 3 | POSTCODE<br>HD6 3NH |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £210,788        | £220,086        | £134,624            |
| Population          | 36,157          | 19,735          | —                   |
| Deprivation decile  | 5/10            | 5/10            | —                   |
| Crimes recorded     | 255             | 83              | —                   |
| Schools             | 14              | 7               | —                   |
| Flood risk          | High            | High            | Low                 |
| Gigabit broadband   | 92%             | 98%             | 100%                |
| 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

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### 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 HD6 3NH.

[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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