

# Property report — HD6 3XH

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
2015-10-08	£290,000	1 TOFTS GROVE GARDENS	Detached

Date	Price	Address	Type
2001-08-20	£129,995	2 TOFTS GROVE GARDENS	Detached
2001-03-30	£130,000	1 TOFTS GROVE GARDENS	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Carr Green Primary School</a>	0.2 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Field Lane Primary School</a>	0.2 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Rastrick High School</a>	0.6 mi	Secondary	<a href="#">Report card →</a>
<a href="#">Longroyde Primary School</a>	0.6 mi	Primary	<a href="#">Report card →</a>
<a href="#">Woodhouse Primary School</a>	0.9 mi	Primary	<a href="#">Good (2021)</a>
<a href="#">Old Earth Primary School</a>	0.9 mi	Primary	<a href="#">Report card →</a>

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 3XH 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 HD6	SECTOR HD6 3	POSTCODE HD6 3XH
<b>Average sold price</b>	£210,788	£220,086	£183,332
<b>Population</b>	36,157	19,735	—
<b>Deprivation decile</b>	5/10	5/10	—
<b>Crimes recorded</b>	255	83	—
<b>Schools</b>	14	7	—

Measure	DISTRICT HD6	SECTOR HD6 3	POSTCODE HD6 3XH
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

### 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 3XH.

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