

# Property report — HD7 4PZ

Open-data due diligence for the HD7 4 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£248,642**

sector HD7 4 · 116 sales

POPULATION

**13,369**

sector HD7 4

CRIMES RECORDED

**61**

sector HD7 4 · 2026-04

SCHOOLS

**5**

sector HD7 4

FLOOD RISK

**Medium**

sector HD7 4

GIGABIT BROADBAND

**92%**

sector HD7 4 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2019-10-18	£70,000	12 RIDINGS LANE	Terraced

Date	Price	Address	Type
2018-03-19	£65,000	10 RIDINGS LANE	Terraced
2015-05-22	£65,800	12 RIDINGS LANE	Terraced
2014-08-01	£330,000	HEATH HOUSE VIEW RIDINGS LANE	Detached
2007-06-26	£116,000	16 RIDINGS LANE	Semi-detached
2007-02-28	£102,090	4 RIDINGS LANE	Terraced
2005-12-13	£75,000	10 RIDINGS LANE	Terraced
2005-11-10	£70,000	4 RIDINGS LANE	Terraced
2003-12-22	£82,000	14 RIDINGS LANE	Semi-detached
2002-12-09	£54,500	6 RIDINGS LANE	Terraced
2002-05-31	£31,500	10 RIDINGS LANE	Terraced
2001-03-16	£37,000	6 RIDINGS LANE	Terraced
1996-12-16	£12,000	2 RIDINGS LANE	Terraced
1996-02-21	£41,500	28 RIDINGS LANE	Semi-detached
1995-09-22	£21,000	12 RIDINGS LANE	Flat
1995-03-17	£16,200	6 RIDINGS LANE	Terraced

16 recorded sales on HD7 4PZ. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase
Manor Road Academy	0.2 mi	Primary
St John's Church of England Voluntary Aided Junior and Infant School	0.3 mi	Primary
Wellhouse Junior and Infant School	0.4 mi	Primary
Scapegoat Hill Junior and Infant School	0.7 mi	Primary
Clough Head Junior and Infant School	0.9 mi	Primary
Woodside Green, A Share Primary Academy	1.0 mi	Primary

Straight-line distance from the postcode. Source: Get Information about Schools (DfE).

## Flood risk

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No modelled flood risk is recorded for HD7 4PZ 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?

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Measure	DISTRICT HD7	SECTOR HD7 4	POSTCODE HD7 4PZ
Average sold price	£240,603	£248,642	£74,349
Population	30,405	13,369	—
Deprivation decile	6/10	7/10	—
Crimes recorded	142	61	—
Schools	13	5	—
Flood risk	High	Medium	Low
Gigabit broadband	86%	92%	8%
Superfast broadband	95%	96%	92%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD7 4); 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 HD7 4PZ.

**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.