

# Property report — HD7 5PE

Open-data due diligence for the HD7 5 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£238,113**

sector HD7 5 · 179 sales

POPULATION

**17,087**

sector HD7 5

CRIMES RECORDED

**47**

sector HD7 5 · 2026-04

SCHOOLS

**6**

sector HD7 5

FLOOD RISK

**High**

sector HD7 5

GIGABIT BROADBAND

**81%**

sector HD7 5 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2020-08-12	£513,500		Detached

Date	Price	Address	Type
		STONES HOUSE, 6 BLACK ROCK FARM UPPER CLOUGH	
2019-09-30	£352,000	1, BLACK ROCK FARM UPPER CLOUGH	Terraced
2018-09-21	£530,000	4, BLACK ROCK FARM UPPER CLOUGH	Semi-detached
2018-04-16	£500,000	5, BLACK ROCK FARM UPPER CLOUGH	Detached
2016-12-02	£389,950	3, BLACK ROCK FARM UPPER CLOUGH	Terraced
2016-05-13	£249,950	1, BLACK ROCK FARM UPPER CLOUGH	Terraced
2016-03-24	£325,000	2, BLACK ROCK FARM UPPER CLOUGH	Semi-detached

7 recorded sales on HD7 5PE. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
Linthwaite Clough Primary School	0.2 mi	Primary	Inadequate (2023)
Colne Valley High School	0.5 mi	Secondary	Good (2019)
Linthwaite Ardron CofE (Voluntary Aided) Junior and Infant School	0.6 mi	Primary	Good (2021)
Wellhouse Junior and Infant School	0.9 mi	Primary	—
Nields Academy	1.1 mi	Primary	Inadequate (2023)
Helme Church of England Academy	1.2 mi	Primary	Good (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

No modelled flood risk is recorded for HD7 5PE 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 HD7	SECTOR HD7 5	POSTCODE HD7 5PE
Average sold price	£240,603	£238,113	£408,629
Population	30,405	17,087	—
Deprivation decile	6/10	5/10	—
Crimes recorded	142	47	—
Schools	13	6	—
Flood risk	High	High	Low
Gigabit broadband	86%	81%	100%
Superfast broadband	95%	94%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD7 5); 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 HD7 5PE.

[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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