

# Property report — HD1 3FL

Open-data due diligence for the HD1 3 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£130,587**

sector HD1 3 · 66 sales

POPULATION

**20,695**

sector HD1 3

CRIMES RECORDED

**117**

sector HD1 3 · 2026-04

SCHOOLS

**3**

sector HD1 3

FLOOD RISK

**High**

sector HD1 3

GIGABIT BROADBAND

**85%**

sector HD1 3 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2023-08-07	£23,500		Other

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
		UNIT 4.19, KINGFISHER COURT MANCHESTER ROAD	
2020-12-23	£24,000	UNIT 4.19, KINGFISHER COURT MANCHESTER ROAD	Other
2017-04-19	£64,495	UNIT 5.21, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-04-11	£58,495	UNIT 4.27, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-04-06	£64,995	UNIT 6.06, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-04-06	£64,995	UNIT 6.11, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-31	£57,995	UNIT 4.10, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,995	UNIT -2.13, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	APARTMENT H23, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 4.17, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,995	UNIT 4.12, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,995	UNIT 4.09, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,995	UNIT 4.11, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.23, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 7.04, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£58,495	UNIT 4.28, KINGFISHER COURT MANCHESTER ROAD	Other

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2017-03-30	£62,195	UNIT 4.26, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,195	UNIT 5.25, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,195	UNIT 6.22, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,195	UNIT 6.23, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,195	UNIT 6.24, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,195	UNIT 6.25, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 5.15, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 5.19, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 5.17, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 6.26, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£65,245	UNIT 6.15, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£65,245	UNIT 6.27, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.18, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.22, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.21, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.25, KINGFISHER COURT MANCHESTER ROAD	Other

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2017-03-30	£64,995	UNIT 4.04, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,995	UNIT 4.03, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,995	UNIT 4.16, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£62,995	UNIT 4.15, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 7.03, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 5.11, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 5.12, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 7.05, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.24, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,495	UNIT -2.25, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 6.05, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.19, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,995	UNIT 4.14, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,495	UNIT 4.20, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,995	UNIT 4.13, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 6.09, KINGFISHER COURT MANCHESTER ROAD	Other

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2017-03-30	£57,995	UNIT 4.05, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 6.08, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£57,995	UNIT 4.01, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£57,995	UNIT 4.06, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.05, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.07, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.04, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.08, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.03, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.10, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.01, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.09, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.06, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.01, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£57,995	UNIT 4.02, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£57,995	UNIT 4.08, KINGFISHER COURT MANCHESTER ROAD	Flat

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2017-03-30	£64,995	UNIT 6.02, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 7.06, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.10, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.20, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.13, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.16, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.17, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,950	UNIT 5.16, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 5.26, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.14, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 5.18, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 5.24, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.13, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£65,495	UNIT 6.28, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.03, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.07, KINGFISHER COURT MANCHESTER ROAD	Flat

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2017-03-30	£64,995	UNIT 5.14, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 5.02, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.04, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£57,995	UNIT 4.07, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 5.22, KINGFISHER COURT MANCHESTER ROAD	Other
2017-03-30	£64,995	UNIT 7.01, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 6.19, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 7.02, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 6.21, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,995	UNIT 6.12, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£65,495	UNIT 6.18, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£64,495	UNIT 5.20, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-30	£65,495	UNIT 5.28, KINGFISHER COURT MANCHESTER ROAD	Flat
2017-03-17	£65,495	UNIT 5.27, KINGFISHER COURT MANCHESTER ROAD	Flat

94 recorded sales on HD1 3FL. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
Spring Grove Junior Infant and Nursery School	0.2 mi	Primary	—
Mount Pleasant Primary School	0.5 mi	Primary	Good (2022)
Hillside Primary School	0.7 mi	Primary	—
Brambles Primary Academy	0.8 mi	Primary	Good (2023)
Paddock Junior Infant and Nursery School	0.8 mi	Primary	—
Birkby Infant and Nursery School	1.0 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

**Flood risk at this postcode: High** — 90 properties here fall in an at-risk band (90 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 HD1	SECTOR HD1 3	POSTCODE HD1 3FL
Average sold price	£181,515	£130,587	£62,603
Population	40,890	20,695	—
Deprivation decile	2/10	2/10	—
Crimes recorded	596	117	—
Schools	11	3	—
Flood risk	High	High	High
Gigabit broadband	90%	85%	—
Superfast broadband	99%	98%	—

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD1 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 HD1 3FL.

[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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