

Property report — HD1 3SB

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
2026-01-20	£121,000	62 THORNTON LODGE ROAD	Terraced

Date	Price	Address	Type
2021-11-29	£131,000	107 THORNTON LODGE ROAD	Terraced
2021-04-08	£340,000	60 THORNTON LODGE ROAD	Other
2019-09-06	£85,000	62 THORNTON LODGE ROAD	Terraced
2019-06-14	£100,000	99 THORNTON LODGE ROAD	Terraced
2011-10-11	£117,000	89 THORNTON LODGE ROAD	Semi-detached
2006-10-09	£280,000	60 THORNTON LODGE ROAD	Detached
2006-07-12	£50,000	76 THORNTON LODGE ROAD	Terraced
2001-11-02	£26,000	109 THORNTON LODGE ROAD	Flat
2001-10-15	£29,950	111 THORNTON LODGE ROAD	Terraced
2001-10-01	£45,000	95 THORNTON LODGE ROAD	Semi-detached
2000-01-24	£36,000	97 THORNTON LODGE ROAD	Terraced
1999-11-22	£59,000	72 THORNTON LODGE ROAD	Semi-detached
1999-09-23	£18,000	62 THORNTON LODGE ROAD	Terraced
1998-02-09	£25,000	111 THORNTON LODGE ROAD	Terraced
1996-08-13	£35,000	97 THORNTON LODGE ROAD	Terraced
1995-10-06	£29,500	76 THORNTON LODGE ROAD	Terraced
1995-03-31	£52,000	101 THORNTON LODGE ROAD	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Mount Pleasant Primary School	0.2 mi	Primary	Good (2022)
Spring Grove Junior Infant and Nursery School	0.4 mi	Primary	—
Paddock Junior Infant and Nursery School	0.7 mi	Primary	—
Hillside Primary School	0.7 mi	Primary	—
Oak CofE Primary School	0.8 mi	Primary	—

School	Distance	Phase	Ofsted
Beaumont Primary Academy	0.8 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 HD1 3SB 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 HD1	SECTOR HD1 3	POSTCODE HD1 3SB
Average sold price	£181,515	£130,587	£87,747
Population	40,890	20,695	—
Deprivation decile	2/10	2/10	—
Crimes recorded	596	117	—
Schools	11	3	—
Flood risk	High	High	Low
Gigabit broadband	90%	85%	100%
Superfast broadband	99%	98%	100%

— = 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

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 3SB.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

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