

Property report — HD2 2AU

Open-data due diligence for the HD2 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

£285,354

sector HD2 2 · 206 sales

POPULATION

33,939

sector HD2 2

CRIMES RECORDED

57

sector HD2 2 · 2026-04

SCHOOLS

5

sector HD2 2

FLOOD RISK

Medium

sector HD2 2

GIGABIT BROADBAND

94%

sector HD2 2 of premises

Sold prices on this postcode

Date	Price	Address	Type
2022-05-06	£499,000	7 STABLEFORD GARDENS	Detached

Date	Price	Address	Type
2004-09-03	£249,000	1 STABLEFORD GARDENS	Detached
2001-07-17	£226,000	7 STABLEFORD GARDENS	Detached
2001-05-04	£150,000	3 STABLEFORD GARDENS	Detached
1999-08-24	£199,995	5 STABLEFORD GARDENS	Detached
1999-01-28	£185,000	7 STABLEFORD GARDENS	Detached
1998-10-23	£165,000	2 STABLEFORD GARDENS	Detached
1998-08-14	£134,995	1 STABLEFORD GARDENS	Detached
1998-06-26	£134,995	3 STABLEFORD GARDENS	Detached

9 recorded sales on HD2 2AU. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Lindley Church of England Infant School	0.5 mi	Primary	Good (2022)
Lindley Junior School	0.5 mi	Primary	Good (2023)
St Patrick's Catholic Primary Academy	0.7 mi	Primary	—
Birkby Infant and Nursery School	1.0 mi	Primary	—
Reinwood Junior School	1.1 mi	Primary	—
Reinwood Infant and Nursery School	1.1 mi	Primary	Good (2021)

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 HD2 2AU 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 HD2	SECTOR HD2 2	POSTCODE HD2 2AU
Average sold price	£235,007	£285,354	£215,998
Population	43,147	33,939	—
Deprivation decile	4/10	5/10	—
Crimes recorded	156	57	—
Schools	11	5	—
Flood risk	High	Medium	Low
Gigabit broadband	96%	94%	100%
Superfast broadband	99%	99%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD2 2); 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 HD2 2AU.

[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.