

# Property report — HD2 2FW

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
2024-04-26	£223,500	16 CLAY BUTTS	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2021-06-25	£152,500	16 CLAY BUTTS	Detached
2020-07-29	£195,000	15 CLAY BUTTS	Detached
2019-11-25	£195,000	35 CLAY BUTTS	Semi-detached
2018-12-19	£171,000	3 CLAY BUTTS	Semi-detached
2018-11-02	£185,000	1 CLAY BUTTS	Semi-detached
2018-06-04	£4,000	29 CLAY BUTTS	Other
2017-06-30	£180,000	4 CLAY BUTTS	Detached
2016-12-15	£180,000	29 CLAY BUTTS	Detached
2015-05-22	£145,000	20 CLAY BUTTS	Detached
2014-09-04	£153,000	23 CLAY BUTTS	Detached
2006-06-22	£196,500	8 CLAY BUTTS	Semi-detached
2006-01-06	£127,500	20 CLAY BUTTS	Detached
2005-06-17	£117,000	18 CLAY BUTTS	Detached
2004-02-06	£169,995	10 CLAY BUTTS	Detached
2002-07-31	£80,000	1 CLAY BUTTS	Semi-detached
2000-11-24	£77,000	11A CLAY BUTTS	Semi-detached
2000-06-09	£78,000	35 CLAY BUTTS	Semi-detached
2000-05-22	£59,950	22 CLAY BUTTS	Detached
1997-03-24	£48,500	14 CLAY BUTTS	Detached
1996-02-20	£50,500	2 CLAY BUTTS	Detached
1995-08-25	£65,000	35 CLAY BUTTS	Semi-detached
1995-06-16	£64,000	20 CLAY BUTTS	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
St Patrick's Catholic Primary Academy	0.5 mi	Primary	—
Birkby Infant and Nursery School	0.7 mi	Primary	—
Lindley Church of England Infant School	0.7 mi	Primary	Good (2022)
Lindley Junior School	0.8 mi	Primary	Good (2023)
Birkby Junior School	0.8 mi	Primary	Good (2023)
Brambles Primary Academy	0.9 mi	Primary	Good (2023)

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 2FW 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 2FW
Average sold price	£235,007	£285,354	£126,867
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

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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 HD2 2FW.

[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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