

Property report — HD2 2NY

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
2025-08-01	£110,000	17 COWCLIFFE HILL ROAD	Terraced

Date	Price	Address	Type
2024-03-27	£70,000	5 COWCLIFFE HILL ROAD	Terraced
2023-07-21	£115,000	23 COWCLIFFE HILL ROAD	Semi-detached
2022-02-25	£120,000	2 COWCLIFFE HILL ROAD	Terraced
2020-04-24	£65,000	4 COWCLIFFE HILL ROAD	Terraced
2018-05-25	£71,000	5 COWCLIFFE HILL ROAD	Terraced
2017-06-30	£64,000	19 COWCLIFFE HILL ROAD	Terraced
2016-03-04	£83,500	11 COWCLIFFE HILL ROAD	Terraced
2015-04-14	£100,000	23 COWCLIFFE HILL ROAD	Semi-detached
2014-09-15	£62,500	4 COWCLIFFE HILL ROAD	Terraced
2009-06-18	£95,000	23 COWCLIFFE HILL ROAD	Semi-detached
2007-05-16	£79,500	3 COWCLIFFE HILL ROAD	Terraced
2006-07-28	£77,000	9 COWCLIFFE HILL ROAD	Terraced
2006-02-10	£79,000	5 COWCLIFFE HILL ROAD	Terraced
2005-06-15	£79,995	7 COWCLIFFE HILL ROAD	Terraced
2005-02-11	£110,000	2 COWCLIFFE HILL ROAD	Terraced
2003-02-18	£38,500	4 COWCLIFFE HILL ROAD	Terraced
2003-02-18	£38,500	4 COWCLIFFE HILL ROAD	Terraced
2002-09-20	£27,950	7 COWCLIFFE HILL ROAD	Terraced
2001-10-26	£22,000	5 COWCLIFFE HILL ROAD	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Birkby Junior School	0.3 mi	Primary	Good (2023)
Birkby Infant and Nursery School	0.5 mi	Primary	—
St Patrick's Catholic Primary Academy	0.7 mi	Primary	—

School	Distance	Phase	Ofsted
Fixby Junior and Infant School	0.7 mi	Primary	—
Ashbrow School	0.8 mi	Primary	—
Brambles Primary Academy	0.8 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 2NY 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 2NY
Average sold price	£235,007	£285,354	£75,422
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 2NY.

[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.