

Property report — HD2 2SZ

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
2024-02-15	£160,000	1 WOODLAND RISE	Semi-detached

Date	Price	Address	Type
2022-07-08	£205,000	3 WOODLAND RISE	Semi-detached
2021-08-20	£188,000	5 WOODLAND RISE	Detached
2021-08-02	£189,950	7 WOODLAND RISE	Detached
2021-05-10	£127,000	3 WOODLAND RISE	Semi-detached
2020-02-14	£220,000	12 WOODLAND RISE	Detached
2017-02-03	£201,000	14 WOODLAND RISE	Detached
2016-07-25	£222,000	6 WOODLAND RISE	Detached
2015-10-16	£162,500	17 WOODLAND RISE	Detached
2013-08-12	£161,000	19 WOODLAND RISE	Detached
2012-09-28	£160,500	12 WOODLAND RISE	Detached
2009-11-25	£157,500	9 WOODLAND RISE	Detached
2009-09-16	£143,000	7 WOODLAND RISE	Detached
2009-08-28	£159,000	17 WOODLAND RISE	Detached
2007-10-26	£149,950	3 WOODLAND RISE	Semi-detached
2007-03-09	£145,000	1 WOODLAND RISE	Semi-detached
2007-02-23	£227,500	15 WOODLAND RISE	Detached
2006-08-17	£197,950	6 WOODLAND RISE	Detached
2006-07-28	£161,000	19 WOODLAND RISE	Detached
2006-06-19	£200,000	16 WOODLAND RISE	Detached
2006-04-21	£160,000	9 WOODLAND RISE	Detached
2005-07-08	£162,000	5 WOODLAND RISE	Detached
2004-06-25	£190,000	11 WOODLAND RISE	Detached
2003-10-22	£133,995	23 WOODLAND RISE	Detached
2003-10-02	£135,995	21 WOODLAND RISE	Detached
2003-09-11	£125,995	2 WOODLAND RISE	Detached
2003-06-27	£122,000	17 WOODLAND RISE	Detached

Date	Price	Address	Type
2002-09-27	£119,995	18 WOODLAND RISE	Detached
2002-08-30	£121,995	14 WOODLAND RISE	Detached
2002-08-23	£109,995	16 WOODLAND RISE	Detached
2002-07-26	£129,995	10 WOODLAND RISE	Detached
2002-07-12	£132,500	4 WOODLAND RISE	Detached
2002-07-05	£108,995	12 WOODLAND RISE	Detached
2002-06-21	£132,500	15 WOODLAND RISE	Detached
2002-05-31	£86,995	8 WOODLAND RISE	Detached
2002-05-24	£107,995	6 WOODLAND RISE	Detached
2002-05-24	£129,995	11 WOODLAND RISE	Detached
2002-05-10	£85,995	17 WOODLAND RISE	Detached
2002-05-09	£85,995	9 WOODLAND RISE	Detached
2002-04-12	£82,500	19 WOODLAND RISE	Detached
2002-04-12	£85,995	7 WOODLAND RISE	Detached
2002-03-27	£85,995	5 WOODLAND RISE	Detached
2001-12-20	£70,995	1 WOODLAND RISE	Semi-detached
2001-12-20	£73,995	3 WOODLAND RISE	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Birkby Junior School	0.4 mi	Primary	Good (2023)
Birkby Infant and Nursery School	0.4 mi	Primary	—
St Patrick's Catholic Primary Academy	0.6 mi	Primary	—
Brambles Primary Academy	0.7 mi	Primary	Good (2023)
Fixby Junior and Infant School	0.7 mi	Primary	—

School	Distance	Phase	Ofsted
Ashbrow School	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

Flood risk at this postcode: Medium — 12 properties here fall in an at-risk band (8 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 HD2	SECTOR HD2 2	POSTCODE HD2 2SZ
Average sold price	£235,007	£285,354	£143,642
Population	43,147	33,939	—
Deprivation decile	4/10	5/10	—
Crimes recorded	156	57	—
Schools	11	5	—
Flood risk	High	Medium	Medium
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 2SZ.

[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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