

# Property report — HD2 2UZ

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
2021-04-23	£840,000	81 BIRKBY HALL ROAD	Detached

Date	Price	Address	Type
2019-10-16	£202,500	118 BIRKBY HALL ROAD	Terraced
2016-09-30	£260,000	81 BIRKBY HALL ROAD	Detached
2015-10-30	£190,000	132 BIRKBY HALL ROAD	Terraced
2014-03-12	£210,000	116 BIRKBY HALL ROAD	Terraced
2009-03-20	£147,500	124 BIRKBY HALL ROAD	Detached
2003-11-14	£198,000	122 BIRKBY HALL ROAD	Terraced
2002-05-20	£80,000	FLAT 8, 81 BIRKBY HALL ROAD	Semi-detached
1999-11-11	£95,000	122 BIRKBY HALL ROAD	Terraced
1997-05-23	£59,950	120 BIRKBY HALL ROAD	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
Birkby Infant and Nursery School	0.3 mi	Primary	—
St Patrick's Catholic Primary Academy	0.4 mi	Primary	—
Birkby Junior School	0.4 mi	Primary	Good (2023)
Brambles Primary Academy	0.6 mi	Primary	Good (2023)
Fixby Junior and Infant School	0.9 mi	Primary	—
Ashbrow School	1.1 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 HD2 2UZ 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 2UZ
Average sold price	£235,007	£285,354	£228,295
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 2UZ.

[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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