

Property report — HD3 4TZ

Open-data due diligence for the HD3 4 area (the finest level UK open data publishes).

AVG SOLD PRICE

£179,779

sector HD3 4 · 254 sales

POPULATION

30,490

sector HD3 4

CRIMES RECORDED

120

sector HD3 4 · 2026-04

SCHOOLS

7

sector HD3 4

FLOOD RISK

High

sector HD3 4

GIGABIT BROADBAND

92%

sector HD3 4 of premises

Sold prices on this postcode

Date	Price	Address	Type
2024-10-25	£301,000	16 DODLEE LANE	Detached

Date	Price	Address	Type
2022-10-21	£355,000	12 DODLEE LANE	Detached
2022-08-12	£242,500	36 DODLEE LANE	Semi-detached
2021-09-17	£350,000	8 DODLEE LANE	Detached
2019-08-29	£454,390	20 DODLEE LANE	Detached
2019-07-19	£190,000	38 DODLEE LANE	Semi-detached
2019-07-19	£445,000	22 DODLEE LANE	Detached
2018-07-17	£188,000	20 DODLEE LANE	Other
2018-01-12	£258,000	12 DODLEE LANE	Detached
2017-08-18	£183,000	5 DODLEE LANE	Semi-detached
2015-07-08	£234,675	8 DODLEE LANE	Detached
2015-03-27	£130,000	9 DODLEE LANE	Semi-detached
2014-07-18	£155,000	38 DODLEE LANE	Semi-detached
2013-07-26	£225,000	6 DODLEE LANE	Detached
2011-09-16	£83,000	40 DODLEE LANE	Semi-detached
2008-05-15	£242,500	8 DODLEE LANE	Detached
2007-10-12	£160,000	5 DODLEE LANE	Semi-detached
2006-09-22	£137,000	3 DODLEE LANE	Semi-detached
2004-07-12	£445,000	DODLEE HOUSE, 1 DODLEE LANE	Detached
2002-06-05	£74,000	9 DODLEE LANE	Semi-detached
2002-04-19	£68,950	36 DODLEE LANE	Semi-detached
1999-03-19	£58,000	3 DODLEE LANE	Semi-detached
1997-08-13	£88,500	16 DODLEE LANE	Detached
1996-12-13	£60,000	5 DODLEE LANE	Semi-detached

24 recorded sales on HD3 4TZ. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Salendine Nook High School	0.4 mi	Secondary	—
St John's Church of England Voluntary Aided Junior and Infant School	0.7 mi	Primary	—
Moorlands Primary School	0.7 mi	Primary	—
Manor Road Academy	0.8 mi	Primary	—
Crow Lane Primary and Foundation Stage School	0.8 mi	Primary	Good (2022)
Reinwood Junior School	0.9 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 HD3 4TZ 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 HD3	SECTOR HD3 4	POSTCODE HD3 4TZ
Average sold price	£212,356	£179,779	£213,688
Population	51,172	30,490	—
Deprivation decile	6/10	4/10	—
Crimes recorded	194	120	—
Schools	10	7	—
Flood risk	High	High	Low
Gigabit broadband	89%	92%	5%
Superfast broadband	98%	98%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD3 4); 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.

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD3 4TZ.

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