

Property report — HD4 5HZ

Open-data due diligence for the HD4 5 area (the finest level UK open data publishes).

AVG SOLD PRICE

£177,233

sector HD4 5 · 223 sales

POPULATION

25,768

sector HD4 5

CRIMES RECORDED

89

sector HD4 5 · 2026-04

SCHOOLS

4

sector HD4 5

FLOOD RISK

Low

sector HD4 5

GIGABIT BROADBAND

99%

sector HD4 5 of premises

Sold prices on this postcode

Date	Price	Address	Type
2023-08-31	£190,000	5 STAINECROSS AVENUE	Semi-detached

Date	Price	Address	Type
2022-05-16	£173,500	17 STAINECROSS AVENUE	Semi-detached
2022-04-29	£195,000	24 STAINECROSS AVENUE	Semi-detached
2022-04-01	£225,000	7 STAINECROSS AVENUE	Detached
2022-02-23	£170,000	22 STAINECROSS AVENUE	Semi-detached
2021-09-29	£168,000	13 STAINECROSS AVENUE	Semi-detached
2021-07-16	£175,000	12 STAINECROSS AVENUE	Semi-detached
2020-09-25	£172,500	15 STAINECROSS AVENUE	Detached
2020-02-28	£200,000	27 STAINECROSS AVENUE	Detached
2019-09-20	£152,000	9 STAINECROSS AVENUE	Detached
2018-06-11	£125,000	33 STAINECROSS AVENUE	Semi-detached
2017-11-10	£99,000	14 STAINECROSS AVENUE	Semi-detached
2016-04-29	£152,500	20 STAINECROSS AVENUE	Semi-detached
2016-04-27	£167,995	6 STAINECROSS AVENUE	Detached
2016-02-29	£132,500	5 STAINECROSS AVENUE	Semi-detached
2016-01-22	£117,000	33 STAINECROSS AVENUE	Semi-detached
2015-04-13	£98,000	5 STAINECROSS AVENUE	Semi-detached
2014-12-02	£155,000	27 STAINECROSS AVENUE	Detached
2014-09-09	£110,000	3 STAINECROSS AVENUE	Semi-detached
2014-08-26	£170,000	23 STAINECROSS AVENUE	Detached
2014-03-24	£147,000	28 STAINECROSS AVENUE	Detached
2013-08-09	£149,995	15 STAINECROSS AVENUE	Detached
2012-06-01	£95,000	29 STAINECROSS AVENUE	Detached
2012-02-10	£97,000	22A STAINECROSS AVENUE	Detached
2010-05-07	£125,000	20 STAINECROSS AVENUE	Semi-detached
2009-07-17	£125,000	10 STAINECROSS AVENUE	Semi-detached
2006-05-24	£137,000	13 STAINECROSS AVENUE	Semi-detached

Date	Price	Address	Type
2004-03-23	£145,000	6 STAINECROSS AVENUE	Detached
2004-03-05	£157,500	8 STAINECROSS AVENUE	Detached
2003-11-17	£82,500	1 STAINECROSS AVENUE	Detached
2003-09-22	£123,000	28 STAINECROSS AVENUE	Detached
2003-09-05	£69,995	36 STAINECROSS AVENUE	Semi-detached
2003-07-18	£96,000	24 STAINECROSS AVENUE	Semi-detached
2003-01-14	£115,000	8 STAINECROSS AVENUE	Detached
2002-11-22	£117,000	2 STAINECROSS AVENUE	Detached
2001-08-03	£45,000	11 STAINECROSS AVENUE	Semi-detached
1998-09-04	£36,500	19 STAINECROSS AVENUE	Semi-detached
1998-05-22	£33,000	17 STAINECROSS AVENUE	Semi-detached
1997-12-12	£49,000	31 STAINECROSS AVENUE	Detached
1997-11-14	£56,000	6 STAINECROSS AVENUE	Detached
1997-08-29	£50,000	10 STAINECROSS AVENUE	Semi-detached
1996-09-13	£51,500	28 STAINECROSS AVENUE	Detached
1995-07-10	£39,950	33 STAINECROSS AVENUE	Semi-detached

43 recorded sales on HD4 5HZ. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Moor End Academy	0.1 mi	Secondary	Outstanding (2024)
Oak CofE Primary School	0.2 mi	Primary	—
Beaumont Primary Academy	0.3 mi	Primary	—
Woodside Green, A Share Primary Academy	0.9 mi	Primary	Good (2022)

School	Distance	Phase	Ofsted
Mount Pleasant Primary School	0.9 mi	Primary	Good (2022)
Luck Lane, A Share Primary Academy	1.0 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 HD4 5HZ 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 HD4	SECTOR HD4 5	POSTCODE HD4 5HZ
Average sold price	£208,450	£177,233	£123,045
Population	58,248	25,768	—
Deprivation decile	4/10	3/10	—
Crimes recorded	201	89	—
Schools	14	4	—
Flood risk	High	Low	Low
Gigabit broadband	96%	99%	100%
Superfast broadband	98%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD4 5); 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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