

# Property report — HD5 8PE

Open-data due diligence for the HD5 8 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£353,231**

sector HD5 8 · 217 sales

POPULATION

**24,195**

sector HD5 8

CRIMES RECORDED

**87**

sector HD5 8 · 2026-04

SCHOOLS

**6**

sector HD5 8

FLOOD RISK

**High**

sector HD5 8

GIGABIT BROADBAND

**99%**

sector HD5 8 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2022-11-17	£187,000	8 TINDERLEY GROVE	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2022-08-18	£122,500	3 TINDERLEY GROVE	Semi-detached
2022-03-08	£112,500	16 TINDERLEY GROVE	Semi-detached
2021-11-15	£138,000	8 TINDERLEY GROVE	Semi-detached
2021-09-30	£180,000	28 TINDERLEY GROVE	Semi-detached
2021-03-08	£94,300	24 TINDERLEY GROVE	Semi-detached
2019-06-07	£115,000	23 TINDERLEY GROVE	Terraced
2019-05-10	£115,000	30 TINDERLEY GROVE	Terraced
2018-07-26	£111,000	23 TINDERLEY GROVE	Terraced
2018-02-26	£108,000	5 TINDERLEY GROVE	Semi-detached
2018-02-07	£105,500	32 TINDERLEY GROVE	Terraced
2017-08-25	£75,000	5 TINDERLEY GROVE	Semi-detached
2017-07-27	£127,000	8 TINDERLEY GROVE	Semi-detached
2017-05-24	£60,000	5 TINDERLEY GROVE	Semi-detached
2016-11-02	£85,000	32 TINDERLEY GROVE	Terraced
2012-05-03	£104,000	22 TINDERLEY GROVE	Semi-detached
2011-01-21	£68,500	12 TINDERLEY GROVE	Semi-detached
2009-10-05	£56,000	16 TINDERLEY GROVE	Semi-detached
2008-02-20	£100,000	18 TINDERLEY GROVE	Semi-detached
2006-07-28	£80,000	22 TINDERLEY GROVE	Semi-detached
2006-01-13	£86,800	23 TINDERLEY GROVE	Terraced
2005-03-31	£84,000	3 TINDERLEY GROVE	Semi-detached
2005-03-21	£30,720	7 TINDERLEY GROVE	Semi-detached
2004-12-10	£75,000	30 TINDERLEY GROVE	Terraced
2002-07-19	£42,500	22 TINDERLEY GROVE	Semi-detached
2002-01-21	£21,600	12 TINDERLEY GROVE	Semi-detached
2001-08-17	£27,000	10 TINDERLEY GROVE	Semi-detached

27 recorded sales on HD5 8PE. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
Hill View Academy	0.4 mi	Primary	Good (2023)
All Hallows' CofE (VA) Primary School	0.5 mi	Primary	—
Lowerhouses CofE Primary School	0.6 mi	Primary	—
Moldgreen Community Primary School	0.6 mi	Primary	Good (2022)
St Joseph's Catholic Primary Academy	0.6 mi	Primary	—
Dalton School	0.6 mi	Primary	Good (2021)

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 HD5 8PE 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 HD5	SECTOR HD5 8	POSTCODE HD5 8PE
Average sold price	£268,466	£353,231	£93,034
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—
Crimes recorded	201	87	—
Schools	13	6	—
Flood risk	High	High	Low
Gigabit broadband	96%	99%	100%
Superfast broadband	99%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD5 8); 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

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### 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 HD5 8PE.

[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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