

Property report — HD5 9SD

Open-data due diligence for the HD5 9 area (the finest level UK open data publishes).

AVG SOLD PRICE

£169,418

sector HD5 9 · 150 sales

POPULATION

19,578

sector HD5 9

CRIMES RECORDED

97

sector HD5 9 · 2026-04

SCHOOLS

5

sector HD5 9

FLOOD RISK

Medium

sector HD5 9

GIGABIT BROADBAND

98%

sector HD5 9 of premises

Sold prices on this postcode

Date	Price	Address	Type
2024-05-20	£425,000	BROOKLAND STANDIFORTH LANE	Detached

Date	Price	Address	Type
2020-01-10	£185,000	8 STANDIFORTH LANE	Semi-detached
2015-03-13	£230,000	4 STANDIFORTH LANE	Detached
2007-09-07	£157,500	8 STANDIFORTH LANE	Semi-detached
2002-09-30	£125,000	4 STANDIFORTH LANE	Detached
2002-02-26	£63,000	6 STANDIFORTH LANE	Semi-detached
2001-01-16	£70,000	8 STANDIFORTH LANE	Semi-detached

7 recorded sales on HD5 9SD. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
St Joseph's Catholic Primary Academy	0.2 mi	Primary	—
Dalton School	0.3 mi	Primary	Good (2021)
Netherhall St James CofE (VC) Infant and Nursery School	0.4 mi	Primary	Good (2023)
Netherhall Learning Campus Junior School	0.4 mi	Primary	Good (2023)
Netherhall Learning Campus High School	0.5 mi	Secondary	Requires improvement (2024)
Moldgreen Community Primary School	0.6 mi	Primary	Good (2022)

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 9SD 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 9	POSTCODE HD5 9SD
Average sold price	£268,466	£169,418	£179,357
Population	44,021	19,578	—
Deprivation decile	4/10	3/10	—
Crimes recorded	201	97	—
Schools	13	5	—
Flood risk	High	Medium	Low
Gigabit broadband	96%	98%	100%
Superfast broadband	99%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD5 9); 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 HD5 9SD.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.