

# Property report — HD6 3FF

Open-data due diligence for the HD6 3 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£220,086**

sector HD6 3 · 176 sales

POPULATION

**19,735**

sector HD6 3

CRIMES RECORDED

**83**

sector HD6 3 · 2026-04

SCHOOLS

**7**

sector HD6 3

FLOOD RISK

**High**

sector HD6 3

GIGABIT BROADBAND

**98%**

sector HD6 3 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2025-03-13	£265,000	21 SHEARS DRIVE	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2024-09-26	£252,000	8 SHEARS DRIVE	Semi-detached
2024-09-05	£220,000	27 SHEARS DRIVE	Semi-detached
2023-08-04	£241,000	8 SHEARS DRIVE	Semi-detached
2022-07-29	£209,995	33 SHEARS DRIVE	Semi-detached
2022-06-30	£209,995	35 SHEARS DRIVE	Semi-detached
2022-05-20	£255,995	21 SHEARS DRIVE	Semi-detached
2022-05-11	£255,995	23 SHEARS DRIVE	Semi-detached
2022-05-06	£187,995	22 SHEARS DRIVE	Terraced
2022-04-29	£240,995	31 SHEARS DRIVE	Detached
2022-04-29	£187,995	26 SHEARS DRIVE	Terraced
2022-04-29	£239,995	29 SHEARS DRIVE	Detached
2022-04-29	£208,995	24 SHEARS DRIVE	Terraced
2022-04-29	£188,995	25 SHEARS DRIVE	Semi-detached
2022-04-25	£189,995	27 SHEARS DRIVE	Semi-detached
2022-04-01	£203,995	17 SHEARS DRIVE	Terraced
2022-04-01	£185,995	15 SHEARS DRIVE	Terraced
2022-03-31	£259,995	12 SHEARS DRIVE	Semi-detached
2022-03-31	£259,995	14 SHEARS DRIVE	Semi-detached
2022-03-30	£210,995	10 SHEARS DRIVE	Semi-detached
2022-03-21	£187,995	19 SHEARS DRIVE	Terraced
2022-02-28	£227,995	8 SHEARS DRIVE	Semi-detached
2022-02-28	£205,995	18 SHEARS DRIVE	Terraced
2022-02-28	£187,995	20 SHEARS DRIVE	Terraced
2022-02-28	£187,995	16 SHEARS DRIVE	Terraced
2022-02-02	£206,995	5 SHEARS DRIVE	Terraced
2022-01-31	£214,995	9 SHEARS DRIVE	Terraced

Date	Price	Address	Type
2022-01-28	£199,995	7 SHEARS DRIVE	Terraced
2021-10-29	£189,995	13 SHEARS DRIVE	Semi-detached
2021-10-29	£183,995	11 SHEARS DRIVE	Semi-detached

30 recorded sales on HD6 3FF. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Carr Green Primary School</a>	0.5 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Field Lane Primary School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Fixby Junior and Infant School</a>	0.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Old Earth Primary School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Rastrick High School</a>	1.1 mi	Secondary	<a href="#">Report card →</a>
<a href="#">Longroyde Primary School</a>	1.2 mi	Primary	<a href="#">Report card →</a>

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 HD6 3FF 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 HD6	SECTOR HD6 3	POSTCODE HD6 3FF
<b>Average sold price</b>	£210,788	£220,086	£215,662
<b>Population</b>	36,157	19,735	—
<b>Deprivation decile</b>	5/10	5/10	—
<b>Crimes recorded</b>	255	83	—

Measure	DISTRICT HD6	SECTOR HD6 3	POSTCODE HD6 3FF
Schools	14	7	—
Flood risk	High	High	Low
Gigabit broadband	92%	98%	—
Superfast broadband	97%	99%	—

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD6 3); 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 HD6 3FF.

[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.