

Property report — HD8 0AD

Open-data due diligence for the HD8 0 area (the finest level UK open data publishes).

AVG SOLD PRICE

£315,550

sector HD8 0 · 171 sales

POPULATION

19,574

sector HD8 0

CRIMES RECORDED

30

sector HD8 0 · 2026-04

SCHOOLS

5

sector HD8 0

FLOOD RISK

High

sector HD8 0

GIGABIT BROADBAND

95%

sector HD8 0 of premises

Sold prices on this postcode

Date	Price	Address	Type
2025-07-28	£183,000	79 STATION ROAD	Terraced

Date	Price	Address	Type
2025-03-28	£245,000	69 STATION ROAD	Detached
2023-08-09	£126,000	84 STATION ROAD	Semi-detached
2022-08-19	£475,000	80 STATION ROAD	Detached
2020-02-25	£143,000	77 STATION ROAD	Terraced
2019-12-19	£370,000	80 STATION ROAD	Detached
2019-12-17	£175,000	18 STATION ROAD	Terraced
2019-07-26	£171,000	16 STATION ROAD	Terraced
2017-02-17	£350,000	80 STATION ROAD	Detached
2016-03-18	£209,500	42A STATION ROAD	Detached
2015-09-28	£185,000	73 STATION ROAD	Detached
2014-11-04	£90,000	22 STATION ROAD	Terraced
2014-09-26	£179,000	71 STATION ROAD	Detached
2014-07-17	£146,000	16 STATION ROAD	Terraced
2013-12-13	£179,100	44 STATION ROAD	Semi-detached
2013-09-06	£240,000	67 STATION ROAD	Detached
2013-08-30	£82,500	77 STATION ROAD	Terraced
2012-08-17	£154,000	82 STATION ROAD	Detached
2012-01-19	£180,000	44 STATION ROAD	Semi-detached
2011-05-25	£236,000	67 STATION ROAD	Detached
2009-10-02	£235,000	50 STATION ROAD	Detached
2006-09-29	£260,000	102 STATION ROAD	Detached
2005-12-14	£182,500	46 STATION ROAD	Semi-detached
2004-02-13	£247,000	67 STATION ROAD	Detached
2002-10-28	£128,950	56 STATION ROAD	Detached
2002-08-09	£65,000	79 STATION ROAD	Terraced
2000-03-24	£40,000	83 STATION ROAD	Terraced

Date	Price	Address	Type
1998-10-23	£85,000	67A STATION ROAD	Detached
1998-08-03	£61,500	98 STATION ROAD	Detached
1996-09-02	£59,500	52 STATION ROAD	Detached
1996-05-17	£67,000	56 STATION ROAD	Detached
1996-04-12	£66,375	56 STATION ROAD	Detached
1995-11-27	£24,320	83 STATION ROAD	Terraced

33 recorded sales on HD8 0AD. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Lepton CofE Primary Academy	0.2 mi	Primary	—
Rowley Lane Junior Infant and Nursery School	0.4 mi	Primary	—
King James's School	1.0 mi	Secondary	Good (2019)
Hill View Academy	1.0 mi	Primary	Good (2023)
Highburton CofE First Academy	1.2 mi	Primary	—
All Hallows' CofE (VA) Primary School	1.3 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 HD8 0AD 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 HD8	SECTOR HD8 0	POSTCODE HD8 0AD
Average sold price	£298,195	£315,550	£170,947
Population	44,677	19,574	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	30	—
Schools	20	5	—
Flood risk	High	High	Low
Gigabit broadband	90%	95%	100%
Superfast broadband	98%	98%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 0); 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 HD8 0AD.

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