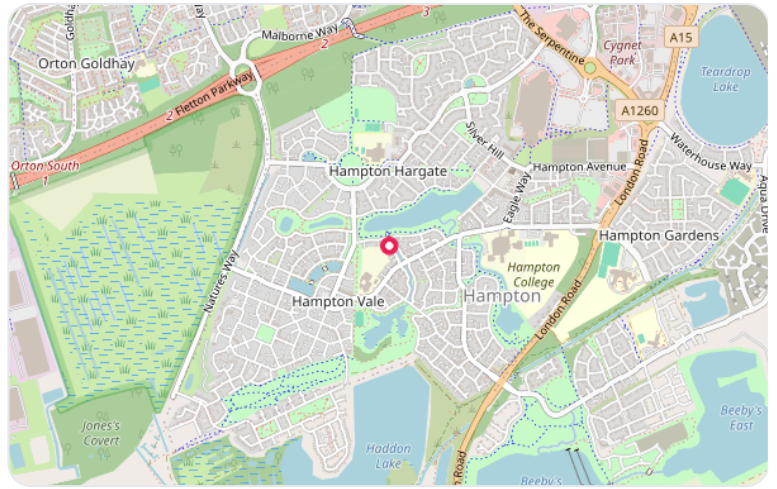


**NEIGHBOURHOOD INFORMATION REPORT**

**PE7 8LT**

Peterborough · Hampton Vale  
North West Cambridgeshire



**Local demographics** POSTCODE SECTOR

Sector-level demographic snapshot from our 149-field dataset.

<b>SECTOR</b> <b>PE7 8</b>	<b>HOUSEHOLDS</b> <b>8,676</b>	<b>AVG HOUSEHOLD SIZE</b> <b>2.7</b>	<b>AVG HH INCOME</b> <b>£70,270</b>
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**Council & constituency** ADMIN GEOGRAPHY

Local authority, ward, parish, parliamentary constituency.

<b>Local authority</b>	Peterborough
<b>Ward</b>	Hampton Vale
<b>Parish</b>	Hampton Hargate and Vale
<b>Constituency</b>	North West Cambridgeshire
<b>Country</b>	England

## Sold prices

LAND REGISTRY

Local price benchmark — sourced from HM Land Registry Price Paid Data.

### SECTOR AVERAGE PRICE

**£269,862**

sector and street

### AVG BEDROOMS

**3.0**

## Recent sales on this postcode

Most recent 3 sales recorded by HM Land Registry on the same unit postcode (within the last 24 months).

DATE	ADDRESS	TYPE	PRICE
26-03-2026	30, West Water Crescent	Semi-detached	<b>£276,500</b>
19-03-2025	16, West Water Crescent	Semi-detached	<b>£270,000</b>
23-10-2024	29, West Water Crescent	Semi-detached	<b>£285,000</b>

**Depth:** Sector-level Land Registry average plus the most recent sales recorded on the same unit postcode (Land Registry Price Paid Data). Last-5 by sale date.

## Recent crime activity

DATA.POLICE.UK · ½ MILE

Police-recorded crime within approximately half a mile of the postcode centroid for the most recent reporting month. Rate per 1,000 residents uses the sector-level population denominator — comparable to national averages, but a first-order approximation.

### REPORTING PERIOD

**April 2026**

### RECORDED (½ MILE)

**78**

3.4 per 1,000 residents

### VS NATIONAL

**Below the national average**

National avg 7.0 per 1,000 / month · -52%

Violent Crime		<b>40</b>
Anti Social Behaviour		<b>14</b>
Public Order		<b>6</b>
Shoplifting		<b>4</b>
Drugs		<b>3</b>
Other Theft		<b>3</b>
Criminal Damage Arson		<b>2</b>
Possession Of Weapons		<b>2</b>

**Note:** Counts are within approximately half a mile of the postcode centroid for the most recent reporting month. Crime locations are anonymised per ICO guidance (snapped to representative points), so the half-mile cut is approximate. The per-1,000 rate uses the sector-level Population denominator — the area is half-mile-radius while the population is sector-aggregated, so the rate is comparable to national averages but is a first-order approximation, not a precise local figure.

## Local amenities

NEAREST AMENITIES · NEAREST ESSENTIAL SERVICES

**Nearest essential services** show the single closest GP, pharmacy, post office and hospital, searched outward so a service a few miles away never reads as a false zero. **Nearest amenities** lists the closest few of each type by distance, with a walk time shown for anything within a mile. Amenity data is from OpenStreetMap (community-maintained, coverage varies); the GP / doctors tile is from the authoritative NHS Organisation Data Service. Schools have their own section below.

### NEAREST ESSENTIAL SERVICES

<b>GP / DOCTORS</b> <b>793 m</b> Nearest: <b>HAMPTON MEDICAL CENTRE</b> 5 within 1 mile	<b>PHARMACY</b> <b>284 m</b> Nearest: <b>Hampton Vale Pharmacy</b>	<b>POST OFFICE</b> <b>285 m</b> Nearest: <b>Hampton Vale Post Office</b>	<b>HOSPITAL</b> <b>A&amp;E</b> <b>3.4 mi</b> Nearest: <b>Peterborough City Hospital</b>
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### NEAREST AMENITIES

<b>SUPERMARKETS</b> <hr/> <b>Tesco Extra</b> 921 m <b>12 MIN WALK</b> <hr/> <b>M&amp;S Simply Food</b> 0.6 mi <b>13 MIN WALK</b> <hr/> <b>Aldi</b> 0.6 mi <b>13 MIN WALK</b> <hr/> <b>Lidl</b> 0.7 mi <b>13 MIN WALK</b>	<b>CONVENIENCE STORES</b> <hr/> <b>Tesco Express</b> 287 m <b>4 MIN WALK</b> <hr/> <b>Hampton Convenience Store</b> 355 m <b>4 MIN WALK</b> <hr/> <b>One Stop</b> 407 m <b>5 MIN WALK</b> <hr/> <b>Eagle Way Convenience Store</b> 570 m <b>7 MIN WALK</b>
<b>RESTAURANTS</b> <hr/> <b>Gurkha Lounge</b> 306 m <b>4 MIN WALK</b> <hr/> <b>Mattoni</b> 387 m <b>5 MIN WALK</b> <hr/> <b>Maharanis</b> 407 m <b>5 MIN WALK</b> <hr/> <b>The Hampton (Beefeater)</b> 0.8 mi <b>15 MIN WALK</b>	<b>PUBS</b> <hr/> <b>The Moorhen</b> 412 m <b>5 MIN WALK</b> <hr/> <b>The Dragonfly</b> 0.9 mi <b>18 MIN WALK</b> <hr/> <b>The Farmers</b> 1.3 mi <hr/> <b>Ramblewood Inn</b> 1.4 mi
<b>PETROL STATIONS</b> <hr/> <b>Tesco</b> 0.7 mi <hr/> <b>BP</b> 1.3 mi <hr/> <b>JET Broadway</b> 1.3 mi <hr/> <b>Orton Filling Station</b> 1.5 mi	<b>EV CHARGE POINTS</b> <hr/> <b>Ionity Peterborough</b> 2.0 mi <hr/> <b>Arne-Lily</b> 2.7 mi <hr/> <b>Lily-Elle</b> 2.7 mi <hr/> <b>Fawn-Yves</b> 2.7 mi

**Coverage:** Nearest amenities from OpenStreetMap, searched outward from the postcode centroid. Coverage varies by area — OSM data is community-maintained and not exhaustive in every locality.

## Schools

DFE GIAS · OFSTED (MULTI-FRAMEWORK)

The nearest primary and secondary schools, with each school's latest Ofsted grades shown as coloured chips — green is strong, amber flags concerns, red is weak, and grey means not judged. The inspection framework (OEIF or Report card) and date are shown per school; chip codes are explained below the table.

SCHOOL	PHASE / AGE	OFSTED	DISTANCE
<b>Hampton Vale Primary Academy</b> Academy sponsor led · West Lake Avenue	Primary Age 0-11	<b>Good</b> Overall effectiveness · OEIF	190 m <b>2 MIN WALK</b>
<b>Hampton Hargate Primary School</b> Community school · Hampton Hargate	Primary Age 4-11	<b>Outstanding</b> Quality of education · OEIF (no overall issued)	410 m <b>5 MIN WALK</b>
<b>Hampton College</b> Academy converter · Hampton Vale	All-through Age 4-19	<b>Good</b> Overall effectiveness · OEIF	546 m <b>7 MIN WALK</b>
<b>Hampton Gardens Secondary School</b> Free schools · Hampton Gardens	Secondary Age 11-19	<b>Expected standard</b> 4 Expected standard · 3 Strong standard · Safeguarding Met Most common of 7 graded areas · Report card · Inspected 2026-01-20	0.7 mi <b>13 MIN WALK</b>
<b>Nene Park Academy</b> Academy sponsor led · Orton Longueville	Secondary Age 11-19	<b>Not yet inspected</b> No graded Ofsted inspection on file.	1.4 mi

Colour flags concern only — green good, amber an area needing improvement, red weak, grey not yet judged. OEIF is the framework used before Nov 2025; Report card is the 5-point framework from Nov 2025. The full per-area breakdown is included in the downloadable report.

**Source:** School records from DfE Get Information About Schools (GIAS). Each school shows the grades from its latest Ofsted inspection, under whichever framework was in force at the time. Ofsted abolished the single overall-effectiveness grade in September 2024, then moved to a 5-point report card across nine areas on 10 November 2025 — older schools read with 1-4 sub-judgements, newer schools with word grades and Safeguarding Met/Not met. The inspection date on each school is the honesty signal for how recent the assessment is.

## Public transport

DFT NAPLAN · NEAREST STOPS

The nearest two bus stops and rail stations (no distance cap), plus the nearest tram and tube/metro when within 5 miles of the property.

### NEAREST BUS STOPS

**Shoreview** · Hampton Vale

209 m **3 MIN WALK**

**Hempsted Road** · Hampton Vale

320 m **4 MIN WALK**

### NEAREST TRAIN / RAIL STATIONS

**Peterborough Rail Station** · Peterborough

2.9 mi

**Whittlesea Rail Station** · Whittlesey

6.5 mi

**Tram / metro:** no tram or tube/metro stops within 5 miles of this property.

**Coverage:** Nearest authoritative stop per mode, from the DFT NaPTAN quarterly release. Bus and rail show whatever's nearest (no distance cap); tram and tube/metro are shown only when within 5 miles of the property.

## Affluence & deprivation

INDICES OF DEPRIVATION 2025

Official small-area deprivation ranking for this neighbourhood, from the government Indices of Deprivation. Deciles run 1 (the 10% most deprived areas in England) to 10 (the 10% least deprived).

### OVERALL DEPRIVATION

**Decile 6 / 10**

Around the national average · rank 18,919 of 33,755

#### INCOME

**5/10**

AROUND AVERAGE

#### EMPLOYMENT

**6/10**

AROUND AVERAGE

#### EDUCATION

**7/10**

AROUND AVERAGE

#### HEALTH

**6/10**

AROUND AVERAGE

#### CRIME

**4/10**

**MORE DEPRIVED**

#### HOUSING & ACCESS

**3/10**

**MORE DEPRIVED**

#### LIVING ENVIRONMENT

**10/10**

**LESS DEPRIVED**

Source: Ministry of Housing, Communities & Local Government · English Indices of Deprivation 2025 · Open Government Licence v3.0

## Flood risk EA · NAFRA

Long-term flood-risk classification from the Environment Agency's National Assessment of Flood Risk (NaFRA).

### RIVERS & SEA

**Very Low**

Postcode-level resolution

### SURFACE WATER

**Not classified**

Postcode-level resolution

**Scope:** This postcode is not in the Environment Agency list of postcodes at risk of flooding from rivers and sea, which indicates a Very Low risk. For point-precision risk consult the Environment Agency Flood Map for Planning service.

## Air quality DEFRA MODELLED BACKGROUND 2024

Modelled annual-mean background air pollution for the 1 km area around this address, from DEFRA's national maps. Figures in  $\mu\text{g}/\text{m}^3$ , shown against the World Health Organization 2021 health guideline and the UK legal annual limit.

### NITROGEN DIOXIDE ( $\text{NO}_2$ )

**8.12**  $\mu\text{g}/\text{m}^3$

**Within WHO guideline**

WHO guideline 10.0 · UK limit 40.0

### FINE PARTICLES ( $\text{PM}_{2.5}$ )

**7.35**  $\mu\text{g}/\text{m}^3$

**Above WHO guideline**

WHO guideline 5.0 · UK limit 20.0

### PARTICLES ( $\text{PM}_{10}$ )

**13.19**  $\mu\text{g}/\text{m}^3$

**Within WHO guideline**

WHO guideline 15.0 · UK limit 40.0

Source: DEFRA Pollution Climate Mapping background maps 2024 · Open Government Licence v3.0. Benchmarks: WHO Air Quality Guidelines 2021.

## Noise DEFRA STRATEGIC NOISE MAPPING · ENGLAND ROUND 4

Modelled environmental noise from major road and rail sources at this address, from DEFRA's strategic noise maps (2022) — a key Material Information (Part C) disclosure point. Levels are annual-average Lden (day-evening-night) in dB; higher means louder.

### ROAD NOISE

**52.8** dB Lden

Low (below the 55 dB reporting band) · night 41.2 dB Lnight

### RAIL NOISE

**None mapped**

No significant mapped rail-noise source at this address.

Source: DEFRA Strategic Noise Mapping, England Round 4 (2022) · Open Government Licence v3.0. Strategic maps cover major road and rail sources and do not capture every local noise source.

## Broadband & mobile coverage OFCOM CONNECTED NATIONS

Predicted fixed broadband availability and outdoor mobile coverage at this postcode, from Ofcom. Actual speeds and in-home signal vary by line, building and handset.

### BROADBAND AVAILABILITY

<b>Standard</b>	Download <b>5</b> Mbps Upload <b>0</b> Mbps	✓
<b>Superfast</b>	Download <b>57</b> Mbps Upload <b>11</b> Mbps	✓
<b>Ultrafast</b>	Download <b>5500</b> Mbps Upload <b>5500</b> Mbps	✓

### MOBILE COVERAGE · 4G DATA

	Good outdoor, variable in-home
	Good outdoor, variable in-home
	Good outdoor, variable in-home
	Good outdoor

Ofcom Connected Nations Coverage Checker. Coverage is a prediction; local conditions vary.

## Full demographic profile LOCAL AREA · VS NATIONAL AVERAGE


Detailed breakdown across 11 demographic categories. Navy bars show this local area's percentage of the total population; pink ticks mark the national average for the same field. Delta values to the right give the percentage-point difference (rounded).

■ This area | ■ National average Bars and ticks are percentages of category total. Source: ONS Census + commercial demographic feeds.

AVERAGE AGE

**31.6** yrs -9.5 yrs vs national  
National average 41.1 yrs

### Social Grade — share of total



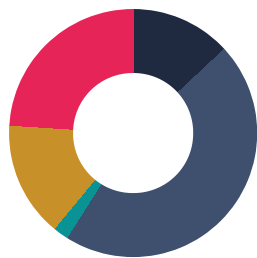
	AREA	NAT.	+/-
AB — Upper/Middle class	29.0%	22.3%	+7
C1 — Lower middle class	33.0%	30.2%	+3
C2 — Skilled working	17.0%	22.5%	-5
DE — Working/Non-working	21.0%	25.0%	-4

### Property Type — share of total



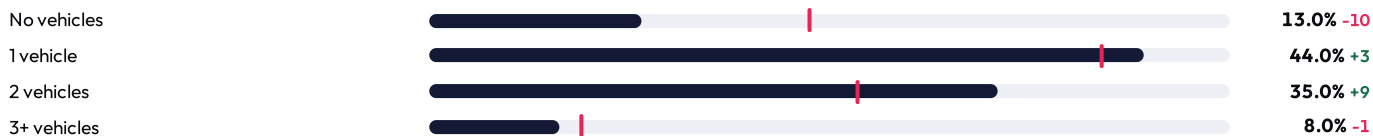
	AREA	NAT.	+/-
Detached	31.0%	23.2%	+8
Semi-detached	26.0%	31.5%	-6
Terraced	22.0%	23.2%	-1
Flat/Apartment	21.0%	21.7%	-1

### Housing Tenure – share of total



	AREA	NAT.	+/-
Owned outright	13.0%	32.8%	-20
Owned with mortgage	46.0%	29.0%	+17
Shared ownership	2.0%	0.7%	+1
Social rented	15.0%	17.1%	-2
Private rented	24.0%	20.3%	+4

### Vehicles per Household



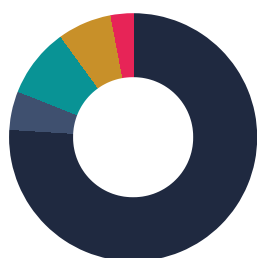
### Household Structure



### Dependant Children

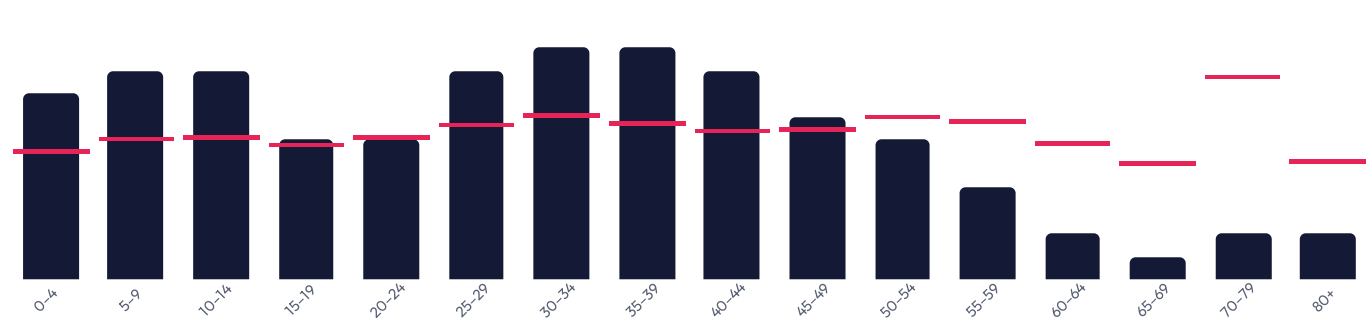


### Ethnicity – share of total



	AREA	NAT.	+/-
White	76.0%	81.7%	-6
Mixed	5.0%	2.9%	+2
Asian	9.0%	9.3%	-0
Black	7.0%	4.0%	+3
Other	2.0%	2.1%	-0

### Age Distribution



### Disability

Disabled (Equality Act)		12.0% -5
Long-term condition (not limiting)		6.0% -1
No disability		82.0% +6

### Employment Status

Full-time		51.0% +17
Part-time		12.0% +0
Self Employed		9.0% -1
Unemployed		3.0% +0
Retired		8.0% -14
Students		7.0% -1
Looking after home		5.0% +0
Long-term sick/disabled		3.0% -1

### Qualifications

No qualifications		13.0% -5
Level 1 (GCSE D-G)		10.0% +0
Level 2 (GCSE A-C)		15.0% +2
Apprenticeship		4.0% -1
Level 3 (A-level)		18.0% +1
Level 4+ (Degree)		37.0% +3

## SOURCES & ATTRIBUTION

**Foundation:** ONS Census and commercial demographic feeds under licensed use. Sold prices from HM Land Registry Price Paid Data. Administrative geography from postcodes.io and ONS.

**Risk & safety:** Police-recorded crime from data.police.uk (locations anonymised per ICO guidance). Long-term flood-risk classification from the EA National Flood Risk Assessment (NaFRA).

**Amenities & community:** Local amenities and mapping © OpenStreetMap contributors. Schools from DfE Get Information About Schools (GIAS) with Ofsted grades. Each school shows the grades from its latest inspection under whichever framework was current at the time: 1-4 sub-judgements for inspections before 10 November 2025, the new 5-point report card thereafter. Inspection dates are surfaced per school. Public transport from DfT National Public Transport Access Nodes (NaPTAN). GP practices from the NHS Organisation Data Service (ODS). Postcodes geocoded at ingest via postcodes.io.

**Infrastructure:** Broadband and mobile coverage from the Ofcom Connected Nations Coverage Checker.

Government datasets supplied under the Open Government Licence v3.0 (OGL v3.0) unless otherwise noted. OpenStreetMap data under the Open Database Licence (ODbL).

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