

# Property report — HD1 4AD

Open-data due diligence for the HD1 4 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£172,062**

sector HD1 4 · 89 sales

POPULATION

**18,117**

sector HD1 4

CRIMES RECORDED

**65**

sector HD1 4 · 2026-04

SCHOOLS

**5**

sector HD1 4

FLOOD RISK

**Medium**

sector HD1 4

GIGABIT BROADBAND

**99%**

sector HD1 4 of premises

## How granular is this?

Measure	DISTRICT HD1	SECTOR HD1 4	POSTCODE HD1 4AD
Average sold price	£181,515	£172,062	—
Population	40,890	18,117	—
Deprivation decile	2/10	3/10	—
Crimes recorded	596	65	—
Schools	11	5	—
Flood risk	High	Medium	—
Gigabit broadband	90%	99%	100%
Superfast broadband	99%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD1 4); 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.

## Sold prices on this postcode

No sales recorded on HD1 4AD in the data period. Sold-price history covers HM Land Registry Price Paid; a postcode this size may go several years between sales.

## Risk indicators

**Medium risk from rivers & sea** (sector HD1 4). Your conveyancer will run an official flood search on the specific property as part of the search pack.

## 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 HD1 4AD.

[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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