

Property report — HD2 2AY

Open-data due diligence for the HD2 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

£285,354

sector HD2 2 · 206 sales

POPULATION

33,939

sector HD2 2

CRIMES RECORDED

57

sector HD2 2 · 2026-04

SCHOOLS

5

sector HD2 2

FLOOD RISK

Medium

sector HD2 2

GIGABIT BROADBAND

94%

sector HD2 2 of premises

How granular is this?

| Measure | DISTRICT HD2 | SECTOR HD2 2 | POSTCODE HD2 2AY |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £235,007 | £285,354 | £188,000 |
| Population | 43,147 | 33,939 | — |
| Deprivation decile | 4/10 | 5/10 | — |
| Crimes recorded | 156 | 57 | — |
| Schools | 11 | 5 | — |
| Flood risk | High | Medium | — |
| Gigabit broadband | 96% | 94% | 98% |
| Superfast broadband | 99% | 99% | 100% |

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD2 2); 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

| Date | Price | Address | Type |
|------------|----------|-------------------|----------|
| 2024-05-24 | £188,000 | 1 SPINKFIELD ROAD | Terraced |

1 recorded sale on HD2 2AY. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Risk indicators

Medium risk from rivers & sea (sector HD2 2). 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 HD2 2AY.

[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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