

# Property report — HD2 2GN

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 2GN
Average sold price	£235,007	£285,354	£438,356
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%	92%
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
2024-12-20	£700,000	39 HIGHFIELD CLOSE	Detached
2024-12-09	£380,000	29 HIGHFIELD CLOSE	Detached
2024-11-28	£434,000	31 HIGHFIELD CLOSE	Detached
2024-11-22	£433,000	27 HIGHFIELD CLOSE	Detached
2024-07-31	£394,000	35 HIGHFIELD CLOSE	Detached
2024-04-30	£373,000	24 HIGHFIELD CLOSE	Detached
2024-04-10	£354,495	26 HIGHFIELD CLOSE	Detached

7 recorded sales on HD2 2GN. 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

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### 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 2GN.

[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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