

Property report — HD5 8XP

Open-data due diligence for the HD5 8 area (the finest level UK open data publishes).

AVG SOLD PRICE

£353,231

sector HD5 8 · 217 sales

POPULATION

24,195

sector HD5 8

CRIMES RECORDED

87

sector HD5 8 · 2026-04

SCHOOLS

6

sector HD5 8

FLOOD RISK

High

sector HD5 8

GIGABIT BROADBAND

99%

sector HD5 8 of premises

How granular is this?

Measure	DISTRICT HD5	SECTOR HD5 8	POSTCODE HD5 8XP
Average sold price	£268,466	£353,231	£266,667
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—
Crimes recorded	201	87	—
Schools	13	6	—
Flood risk	High	High	—
Gigabit broadband	96%	99%	100%
Superfast broadband	99%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD5 8); 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
2024-09-27	£345,000	2 KAYE LANE	Semi-detached
2024-02-21	£230,000	38 KAYE LANE	Semi-detached
2024-02-09	£225,000	28 KAYE LANE	Other

3 recorded sales on HD5 8XP. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Risk indicators

High risk from rivers & sea (sector HD5 8). 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 HD5 8XP.

[Compare conveyancing quotes →](#)

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